



CROSSHILL WALK, LADYBRIDGE, BL3 4TS



- Extended end townhouse
- Four bedrooms
- Family bathroom and en-suite
- Three reception rooms plus
- Front and rear gardens
- Garage parking
- Walking distance to schools
- Fantastic commuter routes



£295,000

BOLTON

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Located within the popular area of Ladybridge is this fantastic, extended end townhouse which offers an abundance of accommodation throughout. The property is situated close to many local amenities and is well placed for the commuter with Lostock Train Station and the M61 motorway network all within approximately two miles. Within walking distance are popular schools such as St Bernard's Primary School, Beaumont Primary School and Ladybridge High School. Internally the property comprises an entrance hallway, lounge, kitchen, sitting room, dining room and conservatory to the ground floor with four bedrooms, en-suite and family bathroom to the first floor. Externally there is a lawned garden to the front with a flagged path leading to the front door. The rear of the property has a flagged patio area with a flagged path intersecting the lawn which leads to the garage and gate at the rear. This wonderful home certainly has a lot to offer, so for further information contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Wall lamp, laminate effect flooring, stairs leading to the first floor.

Lounge: 14' 0" x 13' 4" (4.27m x 4.06m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the front, laminate effect flooring, understairs storage.

Kitchen: 17' 2" x 9' 2" (5.23m x 2.80m) Downlights, coving to the ceiling, radiator, double glazed window to the rear, double glazed French doors leading to the rear garden, range of fitted wall and base units with complementary granite worktops, extractor fan, integrated five ring gas hob, double electric oven, dishwasher, fridge/freezer, one and a half bowl sink with mixer tap and drainer, space for a washing machine and dryer, tiled flooring.

Dining Room: 10' 8" x 9' 4" (3.26m x 2.84m) Downlights, radiator, coving to the ceiling, wooden flooring, open into the conservatory.

Conservatory: 12' 8" x 12' 0" (3.86m x 3.66m) Wall lamps, wooden flooring, double glazed windows with double glazed French doors leading to the patio area.

Sitting Room: 12' 10" x 10' 8" (3.92m x 3.25m) Downlights, double glazed window to the front, radiator, coving to the ceiling.

Landing: Wall lamps, coving to the ceiling, loft access.

Bedroom 1: 15' 7" x 11' 2" (4.76m x 3.41m) Downlights, double glazed window to the front, radiator, door to the en-suite.

En-suite: 6' 10" x 6' 5" (2.08m x 1.96m) Spotlights, double glazed window to the rear, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, wash hand basin, walk in shower cubicle, tiled floor flooring and tiled walls.

Bedroom 2: 14' 8" x 7' 6" (4.48m x 2.28m) Ceiling light point, coving to the ceiling, double glazed window overlooking the garden to the rear, radiator.

Bedroom 3: 9' 9" x 9' 6" (2.96m x 2.89m) Downlights, coving to the ceiling, radiator, double glazed window to the front.

Bedroom 4: 9' 3" x 6' 11" (2.81m x 2.12m) Ceiling light point, double glazed window to the front, radiator, fitted storage cupboard.

Bathroom: 6' 4" x 5' 5" (1.92m x 1.66m) Downlights, extractor fan, radiator, double glazed window to the rear, three-piece suite incorporating a WC, wash hand basin, panel bath with mixer tap and shower above, tiled floor and tiled walls.

Externally: To the front of the property there is a lawned garden with a flagged path leading to the front door. The rear of the property has a flagged patio area with a flagged path, the lawn leads to the garage and gate at the rear.

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 April 1971

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Flood risk area:

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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