



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or inaccuracy. A party must rely upon its own inspection(s). Powered by www.propertyou.co.uk

KINROSS DRIVE, LADYBRIDGE, BL3 4NW



- Detached family home
- Potential to extend
- Not overlooked to the rear
- Three good sized bedrooms
- Parking for multiple vehicles
- Close to many local schools
- Front and rear gardens
- Close to commuter routes



Offers in Excess of £350,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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Located within the heart of Ladybridge is this good sized three bedroom family home which has the potential to be extended (subject to the necessary planning constraints) and has views over Winter Hill to the rear. The property is ideally located for primary and secondary schooling, but also for the commuter with Lostock train station and the M61 motorway network all within approximately half a mile. For the shopper, the Middlebrook Retail Park is located approximately ten minutes away where there are many shops and restaurants. Internally the property comprises an entrance hallway, kitchen and a large lounge/dining room to the ground floor with three double bedrooms and a spacious three piece bathroom to the first floor. Externally there is a lawned garden with borders, electric vehicle charging point and a flagged driveway for multiple vehicles at the front, which leads to the integral garage and down the side of the property. To the rear of the property there is a flagged patio area with a well manicured lawn, well stocked flower beds and space for a large shed at the side of the property. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, door to the kitchen, door into the inner hallway which has a signal light point, radiator, under stairs storage, stairs to the first floor.

Lounge/dining room: 33' 7" x 13' 10" (10.24m x 4.21m) Spacious lounge dining room with ceiling light points, living flame gas fire and surround, radiators, double glazed window to the front and the side, double glazed sliding patio doors leading onto the patio at the rear.

Kitchen: 12' 2" x 7' 8" (3.72m x 2.33m) Ceiling light point, double glazed window overlooking the garden to the rear, range of fitted wall and base units with space for an electric oven, wash machine, fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Landing: Ceiling light point, double glazed window to the side, loft access, storage cupboard with wall mounted boiler.

Bedroom 1: 14' 10" x 13' 5" (4.53m x 4.09m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the rear with views of Winter Hill.

Bedroom 2: 13' 7" x 12' 8" (4.14m x 3.87m) Ceiling light point, double glazed window to the front, radiator, built-in wardrobe.

Bedroom 3: 10' 2" x 8' 0" (3.09m x 2.43m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 8' 2" x 7' 7" (2.50m x 2.30m) Downlights, extractor fan, dual aspect double glazed windows to the rear and the side, radiator, three piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, tiled walls.

Garage: 16' 6" x 7' 11" (5.04m x 2.41m) Ceiling light point, up and over garage door.

Externally: To the front of the property there is a lawned garden with borders, electric vehicle charging point and a flagged driveway for multiple vehicles, which leads to the integral garage and down the side of the property. At the rear of the property there is a flagged patio area with a well manicured lawn, well stocked flower beds and space for a large shed at the side of the property.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 8 March 1968, ground rent £4 per annum.

Council tax: Cardwells estate agents Bolton research shows the property is band D, annual charges of £2147

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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.

Arranging a mortgage: Cardwells 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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