



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any tiled floor areas), coverings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A fully paid copy can be sent to you on request. E: info@cardwells.co.uk

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LITTLEBOURNE WALK, BOLTON, BL1 7RP



- Very well presented three bed semi detached
- L shaped lounge/professionally fitted kitchen
- Conservatory/landing/3 piece bathroom
- Three good bedrooms/fitted master
- Driveway parking/detached storage garage
- Well established lawn/timber decking area
- Freehold tenure/Vailant combination boiler
- Close to excellent amenities and schools



£240,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer to the market 14 Littlebourne Walk is a which is well situated 3 bedroom semi detached property in a quiet cul de sac within the popular residential district of Sharples Bolton. The street consists predominantly of owner occupied properties and as such is ideal for first time buyers or growing families. Offering a stable, established neighbourhood with strong community appeal. On the cusp of beautiful countryside yet within the catchment area for highly regarded local schools, including St Paul's CE Primary School, Thornleigh Salesian College, Canon Slade School, Turton School, Sharples School, High Lawn Primary School and St John's RC Primary School. Local railway stations include Bolton, Hall I' th' Wood and Bromley Cross with excellent transport links via the A666 motorway network which makes it ideal for the commuter. Briefly comprising: L shaped lounge diner, professionally fitted kitchen, conservatory, landing, three bedrooms with a fitted master and a three piece family bathroom suite. To the outside is driveway parking and to the rear is a well established lawn with a timber decking area and detached storage garage. Viewings are highly recommended to appreciate all on offer and can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281, by visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Hallway: 6' 6" x 3' 5" (1.98m x 1.04m) Enclosed staircase to the landing, wall mounted radiator.

Lounge diner: 24' 9" x 12' 7" (7.54m x 3.83m) Two uPVC double glazed windows, two wall panels radiators, double doors giving access to.

Conservatory: 10' 0" x 8' 6" (3.05m x 2.59m) Brick and uPVC build, door giving access to the garden.

Kitchen: 10' 11" x 7' 7" (3.32m x 2.31m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, worktops, complementary tiled splash backs, oven, four ring hob with extractor above, wall mounted Vaillant combination boiler, two uPVC double glazed windows, composite door giving access to the rear garden.

Landing: 8' 3" x 5' 10" (2.51m x 1.78m) Loft access point, frosted uPVC double glazed window.

Bedroom 1: 13' 6" x 9' 0" (4.11m x 2.74m) Professionally fitted wardrobes and bridging cabinets, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 9' 3" x 9' 0" (2.82m x 2.74m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 9' 8" x 6' 5" (2.94m x 1.95m) Built in airing cupboard, uPVC double glazed window, wall mounted radiator.

Family bathroom: 6' 2" x 6' 5" (1.88m x 1.95m) Three piece suite comprising Wc, pedestal wash basin, bath with mixer shower and fitted bi-fold screen, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: To the outside is driveway parking and to the rear is a well established lawn, timber decking area and a detached storage garage.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 81m².

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a freehold tenure.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £2,126.00 per annum payable to Bolton council.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that 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. 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 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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