



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		70	78
EU Directive 2002/91/EC			
www.epc4u.com			



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**CHERRY TREE WAY, BRADSHAW, BL2 3BS**



- Extended semi detached family home
- Beautiful fitted kitchen with appliances
- Black sparkle work surfaces, no upward chain
- Dining room and extended living room
- 3 good bedrooms. Worcester gas C.H boiler
- Stylish modern shower room,uPVC D.G
- Garage and superb off-road parking
- Family friendly grdns, lawn & patio areas



**Offers in Excess of £265,000**

**BOLTON**

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E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A superbly presented, extended, three bedroom semi detached family home situated in a consistently popular residential area in the Bradshaw district of Bolton. Being within walking distance of both Canon Slade and Turton High School the position is ideal for those with children at either school, Bromley Cross railway station is just a short walk away which directly serves: Blackburn, Bolton, Salford and Manchester, whilst The Jumbles Country Park, Seven Acres Country Park and other wonderful countryside is just a short walk or bicycle ride away, as a superb sporting leisure facilities including; Bradshaw Cricket Club, Jumbles Sailing Club, The Last Drop Village etc.

Importantly the property is sold with no further upward chain delay so it is hoped a prompt completion can be arranged when the sale is agreed. The accommodation on offer extends to around 95 sq m and briefly comprises: welcoming reception hallway, extended living room, stylish fitted kitchen with gloss units and appliances included, separate dining room, first floor landing, three good bedrooms and a stylish modern three-piece shower room suite. Externally there is a single garage served by a generous driveway with the facility of side-by-side car parking. The front garden is designed for easy maintenance and finished with golden gravel, while the rear garden enjoys both lawn and patio areas, is not overlooked and is ideal for children to play and entertaining alike. The property benefits from a Worcester gas combination central heating boiler, uPVC double glazing, cavity wall insulation, an alarm system and to reiterate is available with no further upward chain delay.

There is so much to appreciate it can only be fully appreciated via a personal viewing appointment, in the first instance there is a walk-through viewing video available to watch and then a viewing can be arranged by calling; Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception hall:** 11' 7" x 5' 8" (3.523m x 1.722m) Quality double glazed entrance door, tall feature anthracite radiator, feature wallpaper, quality flooring.

**Extended living room:** 22' 5" x 11' 7" (6.827m x 3.521m) A superb size living room which benefits from the extension to the rear with large uPVC window overlooking the rear garden, two radiators, matching ceiling light fittings, quality carpeting, double doors into the dining room.

**Kitchen:** 12' 9" x 8' 1" (3.880m x 2.465m) A superb Howdens professionally fitted high gloss kitchen with a wonderful range of matching drawers, base and wall cabinets, "slide and hide" Neff oven grill, Neff microwave oven grill, gas Neff hob, solid granite style black sparkle effect worksurfaces that extend into the upstands and the window sill, stainless steel sink and drainer with mixer tap over, freestanding fridge/freezer, freestanding washing machine, quality radiator, concealed Worcester gas combination central heating boiler, uPVC double glazed window to the front. The kitchen opens into the side entrance hallway which is open plan to the understairs storage space.

**Dining room:** 12' 2" x 6' 11" (3.714m x 2.108m) Sliding double glazed patio doors off to the rear garden, feature tall anthracite radiator, quality flooring.

**First floor landing:** 9' 0" x 5' 7" (2.735m x 1.696m) uPVC window to the side with fitted blinds, loft access point, built-in storage space, matching wallpaper to the hallway.

**Master bedroom:** 13' 0" x 12' 6" (3.972m x 3.801m) Measured at maximum points into the Fitted wardrobes. uPVC window to the rear enjoying the aspect over the garden, Fitted furniture providing wardrobes, storage cabinets, dressing table and drawers with matching bedside units, radiator, feature wallpaper.

**Bedroom 2:** 13' 0" x 11' 7" (3.952m x 3.536m) Measured at maximum point. A generously sized second bedroom, with uPVC windows to front, radiator, stylish decorations.

**Bedroom 3:** 9' 3" x 8' 6" (2.827m x 2.580m) uPVC window to the rear enjoying the aspect over the garden, radiator, thick carpeting.

**Shower room:** 7' 7" x 5' 8" (2.317m x 1.723m) A beautiful modern three-piece shower room suite comprising: wash hand basin with matching curved storage space below, WC with storage space to the side and a generously proportioned shower cubicle with both overhead and handheld shower options, tall feature white radiator and additional chrome effect heated towel rail, 2 uPVC windows, fitted blinds to the larger window, stylish ceramic wall and floor styling, mirrored and illuminated wall cabinet, spot lighting, extractor

**Garage:** The single garage is served by the generous driveway providing an abundance of private off-road car parking space, there is an up and over vehicle access door to the front, 2 uPVC windows to the side and a uPVC pedestrian door to the side. Within the garage there are wall mounted storage cabinets, power and lighting.

**Rear garden:** The rear garden has been professionally landscaped and offers wonderful, family friendly, relatively easy maintenance outdoor space perfect for children to play and entertaining alike. There are excellent patio and alfresco dining areas, too long sections and well stocked flower beds.

**Front garden:** Front garden is design designed with easy maintenance in mind being primarily finished in golden gravel with decorative shrubs and a small tree.

**Chain details:** The property is sold with vacant possession and no further upward chain delay.

**Tenure:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term of 999 years from 12th January 1959 and we understand that the annual ground rent is around £8.00 per annum.

**Bolton council tax:** The property is located in the borough of Bolton and the Council tax band rating is C with an approximate annual cost of around £2015

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

