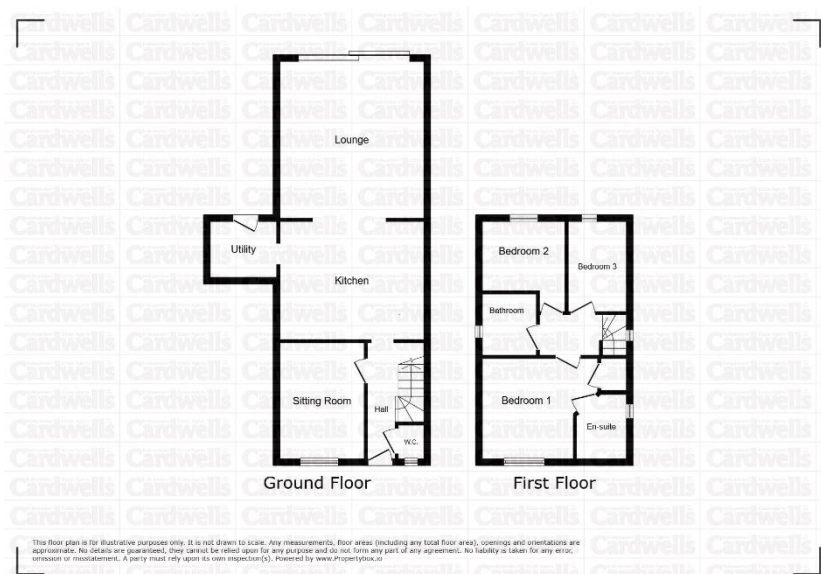




Viewings:
Please contact Cardwells estate agents Bolton 01204 381281,
bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure:
Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax:
Cardwells estate agents Bolton research indicates the property is band C £2133



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



**ALDERTON DRIVE – WESTHOUGHTON – OFFERS IN THE REGION OF
£310,000**

Stunning extended home located within a quiet estate off The Hoskers in Westhoughton. This wonderful home is situated within a short drive of many local amenities and commuter routes making it an ideal home for those that need good access to motorway networks.

The property itself backs onto the highly regarded Eatock Primary school for those that are looking to start a family. Internally the property has been extended and modernised making it ideal for those that want to move in and decorate at their leisure. The ground floor accommodation comprises an entrance hallway with porcelain tiled floor which carries on throughout the modern kitchen, utility area and simply stunning lounge with vaulted ceiling and picture window incorporating sliding patio doors. In addition there is also a sitting room and cloakroom/wc to the ground floor accommodation. To the first floor there are three bedrooms with the first being utilised as a walk in wardrobe a family bathroom and en-suite shower room to the main bedroom. Externally there is a lawned garden with a driveway leading to the garage at the front of the property. The rear of the property has been landscaped with a tiled patio area and steps leading upto a low maintenance artificial lawn and a raised composite decking area.

For further information and to arrange a viewing on this beautiful home contact Cardwells Estate Agents Bolton 01204 381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

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LETTINGS & MANAGEMENT

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall:

Ceiling light point, radiator, coving to the ceiling, porcelain tiled floor, stairs leading to the first floor.



Cloakroom: 5' 9" x 2' 6" (1.74m x 0.76m)

Ceiling light point, double glazed window to the front, radiator, wc, wash hand basin, porcelain tiled floor, coving to the ceiling.



Sitting room: 11' 11" x 8' 8" (3.63m x 2.64m)

Ceiling light point, radiator, double glazed window to the front, coving to the ceiling.



Kitchen: 14' 9" x 12' 0" (4.50m x 3.65m)

Ceiling light point, coving to the ceiling, wall mounted vertical radiator, range of fitted wall and bar units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, induction hob, electric oven, fridge/freezer, wood panelling to the wall, porcelain tiled floor, open into the utility and the lounge.



Bedroom 3: 9' 3" x 6' 0" (2.82m x 1.83m)

Ceiling light point, coving to the ceiling, radiator, currently utilised as a walk-in wardrobe.



Bathroom: 6' 4" x 5' 7" (1.92m x 1.70m)

Ceiling light point, coving to the ceiling, extractor fan, double glazed window to the side, radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower, tiled splashback to the walls.



Outside:

To the front of the property there is a lawned garden with a driveway leading to the garage. The rear of the property has been landscaped with a tiled patio area and steps leading up to a low maintenance artificial lawn and a raised composite decking area.





Utility: 6' 10" x 4' 4" (2.08m x 1.33m)
Downlights, space for a washing machine and dryer, shower point, porcelain tiled floor, door to the rear.

Lounge: 16' 1" x 13' 11" (4.91m x 4.25m)
Vaulted ceiling, downlights, ceiling light point, wall lamps, Karndean flooring, wood panelling to the feature wall, picture window with sliding patio doors, wall mounted vertical radiator.





Landing:
Ceiling light point, double glazed window to the side, coving to the ceiling.

Bedroom 1: 11' 4" x 10' 4" (3.46m x 3.14m)
Ceiling light point, coving to the ceiling, radiator, storage cupboard.



En suite: 5' 4" x 5' 1" (1.63m x 1.56m)
Ceiling light point, coving to the ceiling, double glazed window to the side, wall mounted vertical ladder radiator, three-piece suite incorporating a wc, pedestal sink, walk in shower cubicle.

Bedroom 2: 8' 6" x 7' 1" (2.59m x 2.17m)
Ceiling light point, coving to the ceiling, loft access, double glazed window, radiator.

