

















Independent Estate Agents Cardwells Est. 1982

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WITHINS LANE, BOLTON, BL2 5EB



- An extended semi detached
- Superb Family home in large plot
- Three generous reception rooms
- Three good bedrooms
- White four piece bathroom suite
- Excellent off-road parking facilities
- Can be updated to own taste
- Sold with no upward chain delay





Offers Over £220,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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An extended three bedroom semi detached family home set in a generous plot offered for sale with early vacant possession and no further upward chain delay. Situated in a consistently popular residential location, Red Lane Primary School is just a short walk away. Locally, there is beautiful countryside nearby ready to be explored with Seven Acres Country Park and sporting facilities such as Breightmet Golf Club nearby. The accommodation on offer briefly comprises: welcoming reception hallway with feature stained glass window, bay living room, dining room with patio doors off to the deck terrace, family room, fitted kitchen, first floor landing, three bedrooms and a four piece white family bathroom suite. The overall plot size is very generous being around 0.10 of an acre with superb garden space and excellent private off-road driveway car parking. This is a superb sized property with accommodation extending to around 1054 ft.²/98 m², so this could be an ideal opportunity to potentially cosmetically update your new home to your own taste and specifications. Viewing is highly recommended to appreciate all on offer, and in the first instance, there is a walk through viewing video available to watch, and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting; www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway: 13' 6" x 8' 0" (4.109m x 2.449m) Measure the absolute maximum points. Double UPVC double glazed entrance doors to the front with stained glass leaded single glazed feature window to the right hand side, radiator, neutral decorations, built under storage space containing the fuse box.

Living Room: 13' 2" x 11' 10" (4.024m x 3.599m) Measured at maximum points into the UPVC bay window, radiator, marble fireplace with electric fire, neutral decorations.

Dining Room: 13' 5" x 10' 9" (4.102m x 3.271m) UPVC double patio doors which open out onto the deck terrace of the rear garden, radiator, neutral decorations.

Family Room: 8' 0" x 7' 11" (2.430m x 2.402m) UPVC window to the side, radiator, door off to under stairs storage space which contains the stop tap and the water meter. The family room opens up directly into the kitchen.

Kitchen: 9' 4" x 7' 10" (2.834m x 2.378m) A fitted kitchen with a range of matching drawers, base and wall cabinets, oven/grill, electric hob with extractor over, concealed, gas combination central heating boiler, large UPVC window overlooking the rear garden, ceramic wall tiling, UPVC entrance door to the side.

First Floor Landing: 7' 11" x 6' 6" (2.417m x 1.986m) Feature arched leaded and stained glass single glazed window to the side, loft access point.

Bedroom One: 13' 4" x 12' 0" (4.064m x 3.657m) Measured at maximum points into the UPVC bay window to the front, radiator.

Bedroom Two: 11' 4" x 10' 10" (3.463m x 3.303m) UPVC window overlooking the rear garden, quality wardrobes to one wall providing an abundance of wardrobe and storage space, radiator.

Bedroom Three: 7' 10" x 6' 11" (2.393m x 2.100m) UPVC bay window to the front, radiator.

Bathroom: 7' 10" x 8' 0" (2.377m x 2.448m) A white four piece bathroom suite comprising shower enclosure, bath, dual flush WC and pedestal wash hand basin. White ceramic wall tiling, heated towel rail, UPVC window, spot lighting.

Plot size. The overall approximate plot size is around 0.10 of an acre.

Parking: There is a sizable driveway to the front and the side which provides private off-road car parking space. To the rear there is a hard standing which may at one time of perhaps contained a garage, though there is no garage at the moment there is still excellent off-road parking.

Outside: The front garden is set behind a mature hedgerow and mature trees which enhance the privacy patio and grass areas. The rear garden is all a particularly generous size. As you step out from the dining room patio doors, you are onto a timber deck terrace, with steps that lead down to the initial garden area. Mature trees to side and the rear enclosed the space, in this area that you will find the hardstanding, which perhaps at one time contain the garage or a significant out building. Behind this area is an opening in the shrubbery and trees which leads to private garden area, being fully enclosed with mature trees and shrubs which with a little bit of TLC a perfect space for children to play.

Chain details: The property is offered for sale with no onward chain.

Council Tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is C at an annual cost of around £1,909 per annum.

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















