



# Independent Estate Agents **Cardwells** Est. 1982

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**PLEASANT ROAD, ECCLES, M30 0FS**



- Impressive family home
- Bay fronted period house
- Popular & convenient location
- Very well presented
- Deceptively spacious accommodation
- 2 reception rooms, kitchen dining room
- 3 bedrooms, modern shower room
- Close to excellent amenities



**£320,000**

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A fantastic opportunity to purchase this bay fronted period property, situated in a popular and convenient location. This impressive family home, has many features and is deceptively spacious in size. There are two reception rooms, a kitchen dining room, three double bedrooms and a contemporary shower room. Outside there is a delightful garden to the rear, with a workshop/utility room and a WC room. The property is very well presented with a modern interior, ideal for a growing family. The area is well served with shops, schools parks and public transport links. The Trafford Centre and Trafford Park are within an easy reach. The spacious accommodation briefly comprises, Vestibule, entrance hall, lounge with a feature fireplace, separate dining room and a kitchen dining room. Upstairs there are three bedrooms and a modern shower room. Outside there is a garden to the front and an enclosed garden to the rear, with a useful workshop/utility room and a WC room. The property also benefits from UPVC double glazing and gas central heating. To arrange a viewing please contact Cardwells estate agents Bolton, 01204 381281 [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule:** UPVC double glazed front door to the vestibule with tiled flooring, UPVC double glazed door leading to:

**Hallway:** Radiator, coving and rose to the ceiling, enclosed staircase to the landing.

**Lounge:** 15' 10" x 12' 0" (4.82m x 3.65m) Bay window to the front aspect, incorporating 3 UPVC double glazed windows to the front aspect, feature marble fireplace incorporating a living flame gas fire, coving and ceiling rose. Archway open to:

**Dining Room:** 13' 5" x 12' 2" (4.09m x 3.71m) UPVC double glazed window to the rear aspect, radiator, coving and rose to the ceiling.

**Kitchen Breakfast Room:** 18' 1" x 10' 0" (5.51m x 3.05m) Two UPVC double glazed windows and a door to the rear aspect, modern fitted wall and base units with complementary work surfaces and tiled splashbacks, ceramic sink with mixer tap, space for a range cooker, extractor canopy above, space and plumbing for a washing machine, integrated dishwasher, tiled floor, radiator, built in under stairs storage, coving and spotlights to the ceiling.

**Landing:** Fitted storage cupboard, access to the loft, coving to ceiling, doors lead to:

**Bedroom One:** 13' 0" x 15' 10" (3.96m x 4.82m) Two UPVC double glazed windows to the front aspect, fitted shelving, coving to the ceiling.

**Bedroom Two:** 13' 8" x 10' 5" (4.16m x 3.17m) UPVC double glazed window to the rear aspect, radiator below.

**Bedroom Three:** 14' 8" x 10' 3" (4.47m x 3.12m) UPVC double glazed window to the rear aspect, radiator below, coving, inset spotlights to the ceiling.

**Shower Room:** 5' 9" x 6' 8" (1.75m x 2.03m) UPVC frosted double glazed window to the side aspect, modern white suite comprising double width shower cubicle, wash basin with mixer tap, close coupled WC, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

**Outside:** There is an enclosed paved front garden which is accessed via a metal gate. A delightful rear garden with an attached utility/storage room and a separate WC room, with a close coupled WC and a wash basin

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 31 August 1897

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1907

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Thinking of selling or letting:** 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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