



COTTON MEADOWS, BOLTON, BL1 8FZ



- Spacious end terrace family home
- 3 Bedrooms
- Corner plot
- Well presented throughout
- Driveway parking
- Popular residential area
- Modern build
- Viewing recommended



£250,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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LETTINGS & MANAGEMENT

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Modern 3 bedroom end terrace family home - Ideal for growing families, well presented and viewing recommended. Accommodation comprises entrance hall, modern kitchen diner, living room, downstairs w.c, 3 good sized bedrooms with en suite to master bedroom, modern family bathroom. Low maintenance rear garden, driveway providing ample off street parking, popular residential location close to numerous local amenities including shops, schools and transport links. Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Radiator, staircase to first floor.

WC: W.C, wash basin, tiled splash backs, radiator, inset spotlights.

Lounge: 15' 2" x 10' 9" (4.62m x 3.27m) uPVC double glazed window and French doors, 2 radiators, built in understairs storage cupboard.

Kitchen breakfast room: 15' 2" x 8' 1" (4.62m x 2.46m) 3 uPVC double glazed windows dual aspect, modern fitted kitchen with matching wall and base units, built in oven and grill, four ring gas hob, stainless steel splashback and extractor hood above. Inset single bowl single drainer sink unit with mixer taps, integrated dishwasher, built in fridge freezer, space for washing machine, radiator, inset spotlights.

Landing: Built in airing cupboard, access to the loft.

Bedroom 1: 9' 3" x 10' 11" (2.82m x 3.32m) uPVC double glazed window side aspect, radiator.

En suite shower room: 5' 7" x 7' 11" (1.70m x 2.41m) uPVC frosted double glazed window front aspect, tiled shower cubicle, W.C, wash basin with mixer tap, radiator, tiled splash backs, inset spotlights.

Bedroom 2: 8' 7" x 8' 4" (2.61m x 2.54m) uPVC double glazed window side aspect, radiator.

Bedroom 3: 6' 3" x 8' 4" (1.90m x 2.54m) uPVC double glazed window front aspect, radiator.

Bathroom: 5' 7" x 6' 6" (1.70m x 1.98m) uPVC frosted double glazed window front aspect, three pc white suite, comprising, panel enclosed bath with mixer taps, shower above, W.C, wash basin with mixer tap, part tiling to the walls, radiator, inset spotlights.

Garden: There is a small open plan garden to the front with plant displays and a paved pathway. To the side elevation there is a tarmac driveway and parking for two cars. Side garden (main garden) A very generous size low maintenance garden with artificial grass, two paved patios and raised planters. There is an external power point and feature display lighting.

Viewings: Please call 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 £2015 per annum

Flood risk information: Cardwells estate agents research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents research indicates the property is not in a conservation area.

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Arranging a mortgage: Cardwells Estate Agents Bolton 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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