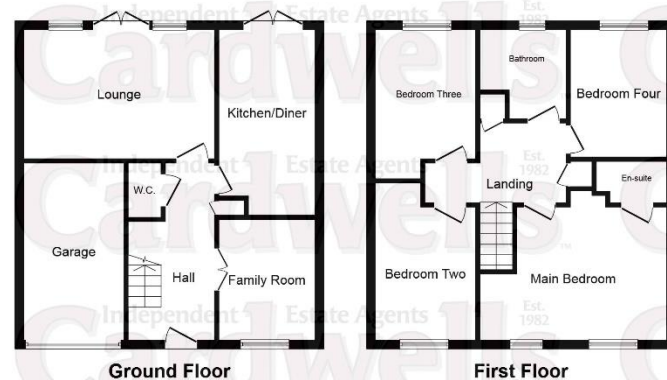
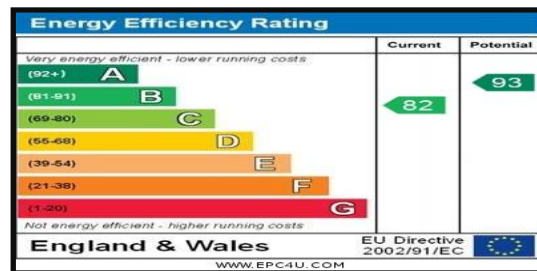




Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk
Est. 1982

COTTON MEADOWS, BOLTON, BL1 8GA



- Modern, Freehold detached family home
- 4 Generous bedrooms, white bathroom
- 2 good recep rms. UPVC DG, Gas C.H
- Stylish fitted kitchen/diner with appliances
- Freehold, circa 1,151sq ft, High EPC rating of B
- Guest WC and En Suite Shower Rm
- Close to railway station & popular schools
- Integral garage & side by side drive parking



Offers Over £350,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



A modern freehold, four bedroom detached family home, ideally placed for easy access to popular schools and the train station which directly serves Manchester City centre. This exclusive development off Crompton Way is consistently popular with families, there are parks and recreation space nearby, sports and leisure clubs and facilities within easy reach and of course superb travel links via both road and railway.

This well presented home enjoys well presented accommodation which briefly comprises: reception hallway, guest WC, living room with patio doors off to the rear garden, separate family room, professionally fitted kitchen diner, with integrated appliances and patio doors off to the rear garden, first floor landing, four generous bedrooms, the master has a modern en suite shower room and there is a stylish family bathroom suite. The rear garden is predominantly laid to lawn, level in nature and fully enclosed whilst there is an integral garage (which may suit conversion) and side by side off road driveway car parking to the front. The property enjoys a high Energy Performance Certificate rating of B, there is gas central heating, UPVC double glazing.

There is a great deal to admire and all that is on offer can only be appreciated via a viewing. In the first instance, there is a walk-through viewing video available to watch at your convenience, then a personal 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:

Approximate floor area: The overall approximate floor area extends to around 1,151 ft.².

Reception hallway: 16' 0" x 6' 6" (4.879m x 1.989m) Quality entrance door, spindle staircase off to the first floor with thoughtfully designed storage space built under the stairs, neutrally decorated, radiator and additional cloaks storage.

Guest w.c: 5' 5" x 2' 9" (1.652m x 0.85m) Modern white two-piece suite comprising: pedestal wash, hand basin and dual flush WC, radiator, spotlighting and extractor.

Living room: 15' 3" x 11' 3" (4.644m x 3.435m) The room is flooded with natural light from the tall uPVC windows and the double uPVC patio doors which open out onto the rear garden, there are two fitted bookcases to either side of the entertainment area, radiator, neutral decorations.

Family room: 9' 3" x 7' 9" (2.822m x 2.357m) uPVC double glazed window, radiator, neutral decorations, double doors from the reception hallway.

Kitchen diner: 18' 0" x 7' 8" (5.489m x 2.347m) A quality professionally fitted kitchen with an excellent range of matching: drawers, basin, wall cabinets, integrated dishwasher, integrated fridge/freezer, integrated washing machine, stainless steel sink and drainer with mixer tap over, double oven/grill with five ring gas pump, double uPVC doors which open out onto the rear garden, radiator, ample dining space.

First floor landing: 9' 11" x 5' 1" (3.016m x 1.554m) Maximum points to useful, built-in storage areas, loft access, points, radiator, neutral decorations.

Bedroom 1: 14' 6" x 13' 2" (4.425m x 4.022m) Measured at maximum points. A very light and airy room with 2 uPVC windows to the front, radiator, neutral decorations.

En suite: 5' 7" x 6' 2" (1.706m x 1.890m) A modern white three-piece shower room suite comprising: generous sized shower enclosure with folding glass door, dual flush WC, pedestal wash hand basin, uPVC window, radiator, extractor, spot lighting.

Bedroom 2: 12' 5" x 8' 7" (3.793m x 2.613m) uPVC window to the front, radiator.

Bedroom 3: 11' 9" x 8' 7" (3.582m x 2.613m) uPVC window to the rear and enjoys the far-reaching views, radiator, neutral decorations

Bedroom 4: 10' 10" x 7' 10" (3.307m x 2.390m) uPVC window to the rear, radiator.

Family bathroom: 6' 2" x 7' 6" (1.880m x 2.28m) Maximum points. Stylish, modern, white, three-piece, bathroom suite comprising: pedestal, wash hand basin, WC and bath with shower over and fitted glass, shower screen, spotlighting, ceramic wall tiling, radiator, extractor.

Plot size: The Overall plot size is around 0.06 of an acre.

Rear garden: The rear garden is fully enclosed with fencing to 3 sides and is predominantly finished in grass with children's relaxation and play in mind.

Garage: 16' 4" x 8' 0" (4.991m x 2.446m) There is an open over vehicle access door to the integral garage which is served by a tarmac driveway, providing additional side-by-side off-road car parking. Within the garage is the boiler and the fuse box.

Chain details: The property will likely be sold with an upward chain, the details of which have not yet been established.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating is D, with an approximate annual cost for the year to 2023 of £1,960.

Tenure: Cardwells Estate Agents Bolton pre marketing research shows that the property is Freehold and our clients have confirmed that they have purchased the Freehold.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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

