



Floor Plan

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CATTERALL CRESCENT, BOLTON, BL2 4AD



- Detached true bungalow
- No chain involved
- Close to Harwood village
- Modern throughout
- 2-3 bedrooms
- Contemporary kitchen & bathroom
- Gardens front & rear
- Driveway & garage



Offers Over £295,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A two/three bedroom detached true bungalow, situated in a very popular and convenient location, close to Harwood village. Harwood has an array of amenities, including Morrisons, supermarket, a medical centre, local shops and good schools etc. The property is very well presented, including a contemporary fitted kitchen, bathroom and modern decor throughout. The property is offered for sale with the advantage of no chain involved. Viewing is highly recommended through Cardwells estate agents, Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises Entrance hall, lounge, modern, fitted kitchen, bathroom, two bedrooms, and a dining room/bedroom. There are low maintenance gardens to the front and rear, along with a tarmac, driveway, leading to a single attached garage with an up and over door. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Radiator, access to the loft, built in storage cloaks cupboard

Lounge 16' 0" x 11' 5" (4.87m x 3.48m) uPVC double glazed window, front aspect, radiator below, feature built in electric fire and a shelving unit, inset spotlights, and coving to the ceiling.

Kitchen 13' 0" x 8' 6" (3.96m x 2.59m) uPVC double glazed French doors with a matching window aside contemporary fitted wall and base units with complimentary working surfaces and tiled splashback's, built in oven and grill, inset halogen hob with an extractor hood above, space for a fridge freezer, radiator, inset spotlights to the ceiling.

Bedroom 1 13' 2" x 11' 5" (4.01m x 3.48m) uPVC double glazed window rear aspect, radiator below, modern fitted wardrobes and drawers with a matching book shelf.

Bedroom 2 12' 6" x 8' 6" (3.81m x 2.59m) uPVC double glazed window front aspect, radiator below.

Dining Room/Bedroom 3 8' 0" x 8' 5" (2.44m x 2.56m) uPVC double glazed window side aspect, radiator below.

Bathroom uPVC frosted double glazed window side aspect, contemporary white suite, comprising enclosed bath with mixer tap/shower attachment, wash basin with mixer tap, close coupled WC, built into a vanity unit, chrome plated towel rail, tiling to the walls, inset spotlights to the ceiling.

Garden: There is an open plan laid to lawn garden with plant and floral displays. A tarmac driveway provides ample parking for several vehicles leading to a single attached garage within an up and over door. A pathway and a gate gives access along the side elevation leading to. Rear garden There is an enclosed garden which is mainly laid to lawn with feature raised plant borders. There is also a paved patio area. An external door gives access to the garage.

Approximate plot size The property is set in a plot which extends to around 0.0 of an acre.

Bolton Council Tax Rating: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is d rated which is at an approximate annual cost of £2,038.89 (at the time of writing).

Conservation area Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set not set within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the detached family home is in a position which is regarded as having a "very low" risk of flooding.

Tenure: The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property is Leasehold. We understand that the Lease is 990 years from 1 November 1958 and the vendor has advised that the ground rent is approximately £15 per annum. We advise that interested parties do check the tenure details with their solicitor to confirm

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.

Thinking of selling? If you are thinking of selling 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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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 or visiting: www.Cardwells.co.uk

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