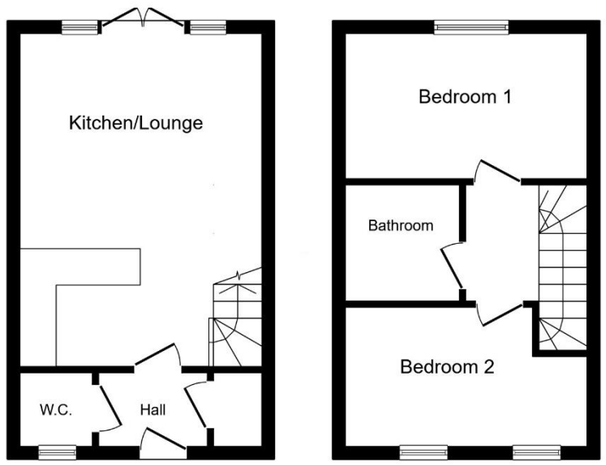

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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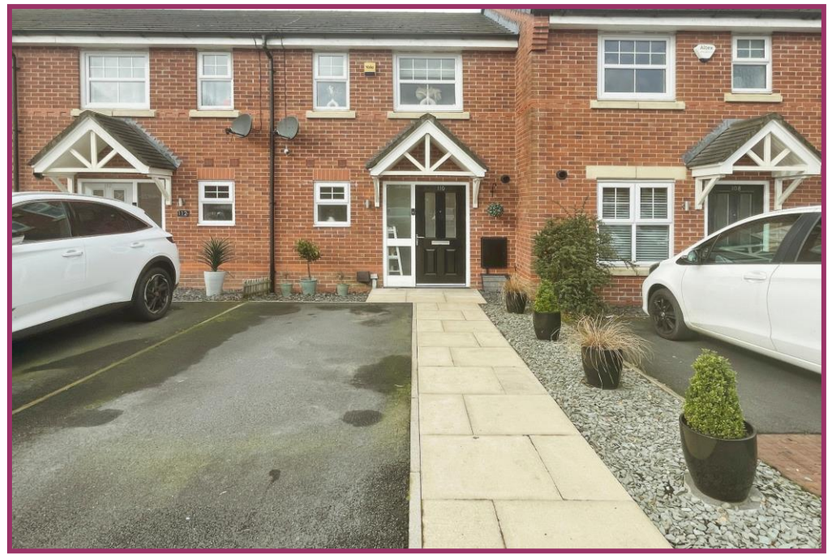
KENTFIELD DRIVE, COTTON MEADOWS, BL1 8FU



- Modern mid terrace
- Two double bedrooms
- Open plan living area
- Family bathroom and guest WC
- Superbly presented accommodation
- Off-road parking
- Gardens to the rear
- Early viewing strongly advised

Offers in the Region Of £177,500

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
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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.

This is a superbly presented modern mid terrace FREEHOLD property which requires viewing to fully appreciate the style and standard of accommodation on offer. The accommodation is very well presented and briefly comprises entrance hallway, store cupboard, plumbed for washing machine, guest WC, open plan living area with kitchen, dining and lounge. Stairs lead off to the first floor landing where there are two double bedrooms and a family bathroom with three piece suite. Externally the property enjoys off-road parking to the front with a fence enclosed garden to the rear. This property is located on a modern development with good access to wide ranging amenities and would be an ideal consideration for first time buyers, downsizes and investors alike. Early viewing is therefore highly recommended which can be arranged through Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk. There is a virtual viewing video which can be viewed in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Double glazed door to the front elevation leading into the hall. Store cupboard which is plumbed for washing machine and houses the central heating boiler.

Guest w.c: Double glazed window to the front elevation. Two piece suite comprising close coupled WC and pedestal wash hand basin. Part tiled elevations. Tile floor. Radiator.

Open plan living area: 13' 0" x 18' 1" (3.96m x 5.5m) Kitchen area. Range of high gloss base units with contrasting work surfaces and breakfast bar with matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric oven and extractor hood. Integrated fridge freezer. Integrated dishwasher. Radiator. Open onto the lounge area with double glazed patio doors to the rear. Laminate floor. Stairs lead off to the first floor landing.

First floor landing: Stairs lead off the lounge to the first floor, landing. Loft access.

Bedroom 1: 7' 10" x 13' 0" (2.4m x 3.96m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 2: 13' 0" x 7' 7" (3.96m x 2.3m) Two double glazed windows to the front elevation. Fitted wardrobes. Radiator.

Bathroom: Three piece suite comprising bath with shower and screen over, pedestal wash hand basin and close coupled WC. Tiled elevations. Chrome heated towel rail. Tiled floor.

Externally: To the front, there is a tarmac driveway leading past low maintenance gardens whilst the rear has a paved patio area with path leading to the bin access and past a lawn garden. Fence enclosed.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: The vendors advise us they have purchased the Freehold.

Council tax: Cardwells estate agents Bolton research shows the property is band B, annual charges of £1524

Flood risk information: 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.

Thinking of selling: 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 or visit: 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 or visiting: www.Cardwells.co.uk

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

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