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DALE GARDENS EASEDALE ROAD, BOLTON, BL1 5FY



- Large semi detached family home
- Accommodation over 3 levels
- 4 bedrooms, 2 en suites shower rms
- Lounge and conservatory
- Granite kitchen/diner, guest WC
- Viewing is highly recommended
- Large driveway, garage divided into two
- No upward chain, early vacant possession



£425,000

**BOLTON**

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Offered for sale with no further upward chain is this four bedroom with two en suite shower rooms semi detached house with accommodation extends over three levels. Situated in a consistently popular residential location, first-class amenities of heaton and the surrounding areas are within easy reach. These include: Bolton School and a variety primary and secondary schools, superb shopping facilities, excellent transport links, houses of worship, sports clubs and beautiful local countryside. This is a sizable family home with accommodation briefly comprises: reception hallway, guest WC, fitted kitchen/diner with granite work surfaces and integrated appliances, lounge, conservatory, first floor landing, master bedroom with fitted furniture and a three-piece en suite shower room off, fitted bedroom number three, bedroom number four and a three-piece white family bathroom, upper floor landing and large second bedroom with fitted furniture and a three-piece en suite shower room. Externally there is a garage which has been divided to accommodate a useful room to the rear yet still has the vehicle up and over door to the front section. There is a sizable private driveway and fully enclosed rear garden. Viewing is highly recommended to appreciate all that is on offer, in the first instance this is available via a walk-through viewing video and then appointments can be made by calling Cardwells Estate Agents Bolton on 01204381281, bolton@cardwells.co.uk or via [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception hallway:** 21' 9" x 6' 9" (6.629m x 2.068m) Measured at maximum points. Fitted cloaks storage space, radiator, spotlighting, Under stairs storage space off.

**Guest w.c:** 6' 11" x 2' 11" (2.103m x 0.879m) Stylish white two-piece suite comprising: dual flush WC and circular fall style wash hand basin, ceramic wall and floor tiling, uPVC window, radiator.

**Open plan kitchen diner:** 18' 0" x 9' 0" (5.484m x 2.748m) Quality professionally fitted kitchen complete with granite work surfaces integrated appliances which include: fridge/freezer, dishwasher, gas homecare with extractor over and double oven/grill. uPVC windows to the front, stylish wall and floor tiling which extends from the kitchen into the dining space which has feature wallpaper to one wall and a radiator.

**Living room:** 16' 4" x 12' 7" (4.969m x 3.826m) Feature wallpaper to one wall, wall mounted electric fire, uPVC window overlooking the rear garden, radiator, uPVC double doors into the conservatory .

**Conservatory:** 9' 11" x 8' 7" (3.021m x 2.618m) uPVC windows and uPVC double doors off to the rear garden, radiator, ceramic floor tiling.

**First floor landing:** 11' 1" x 6' 10" (3.369m x 2.086m) uPVC window to the side, built-in airing cupboard, stairs down to the ground floor and stairs up to the upper floor.

**Master bedroom:** 16' 5" x 12' 7" (5.015m x 3.826m) 2 uPVC windows overlooking the rear garden, quality fitted bedroom furniture giving an excellent range of wardrobes, drawers and a dressing table, radiator, door off to the en suite shower room.

**En suite shower room:** 5' 7" x 5' 8" (1.695m x 1.737m) A three-piece white shower room suite comprising: corner shower enclosure, dual flush WC and pedestal wash hand basin, radiator, stylish ceramic wall and floor tiling.

**Bedroom 3:** 11' 1" x 9' 3" (3.378m x 2.821m) Fitted with quality bedroom furniture giving wardrobes, storage cabinets, bedside cabinets and addressing area with drawers, uPVC window to the front, radiator.

**Bedroom 4:** 10' 5" x 6' 10" (3.163m x 2.089m) uPVC window to the front, radiator.

**Bathroom:** 6' 7" x 9' 3" (2.007m x 2.822m) Stylish white three-piece bathroom suite comprising: pedestal wash hand basin, dual flush WC and bath with fitted glass shower screen and shower over, heated towel rail, stylish ceramic wall and floor tiling.

**Upper floor landing:** 4' 0" x 3' 4" (1.220m x 1.004m) uPVC window

**Bedroom 2:** 18' 11" x 13' 9" (5.768m x 4.189m) Measured at maximum points. Quality professionally fitted furniture given an excellent range of wardrobe/storage space, dressing area and drawers, useful built-in storage space, access to the eaves storage space, radiator, 2 Velux sky windows, en suite shower room off.

**En suite shower room:** 2' 11" x 8' 7" (0.896m x 2.608m) Modern white three-piece shower room suite comprising: pedestal wash hand basin, dual flush WC and shower enclosure, ceramic wall and floor tiling, radiator.

**Garage:** The garage has been internally modified with a vehicle access open over door to the front which leads to the first section of the garage which is approximately 3.271 x 3.261. This area may be ideal for securely parking motorbikes, cycles et cetera. There is an internal door which leads to the rear section of the garage. This is around 2.801 m in length with a uPVC window to the rear of the garage and a side access pedestrian door. This section may be suitable as a home gym, storage facility, work from home space or possibly a variety of interpretations. The garage is served by a sizable private driveway which runs down the side of the property giving off-road car parking facilities .

**Garden:** The rear garden is fully enclosed and enjoys paved patio areas and land space which extends behind the garage. To the rear is a mature hedge row/trees which one in bloom will enhance the privacy.

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents, Bolton, 01204 381281, bolton@cardwells.co.uk, [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Thinking of selling:** If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Tenure:** We are advised the property is leasehold 990 years lease from 1st May 1921

**Mortgages:** Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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**Please note: all viewings are by appointment only through our BOLTON Office**