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1 HAMNET CLOSE, BOLTON, BL1 7RZ



- Spacious detached house
- Sought after location
- Corner plot
- Cul de sac
- 3 reception rooms
- Master bed with en suite
- Lovely mature gardens
- Viewing highly recommended



OIRO £385,000

BOLTON

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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. C W Pearson.

A spacious three bedroom detached house tucked away in a sought-after quiet cul-de-sac location on a great corner plot, close to local amenities. Eagley Brook is close by along with lovely semi rural woodland walks, good schools and transport links. A true feature of the property are the lovely mature gardens, which attracts wildlife including woodpeckers and Green Parakeets. Viewing is highly recommend it through Cardwells estate agents Bolton (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises; Reception hall, W.C, living room, separate dining room, reception room/bedroom and a modern fitted kitchen. Upstairs there are three good size bedrooms and a bathroom. The master bedroom has an en suite shower room. Outside there are delightful gardens on the driveway leading to a single garage with it up and over door. The property also benefit from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed window window front aspect

Reception hall: Radiator, built in under stairs storage cupboard, coving to the ceiling, spindled staircase leading to the landing. Doors leading to

Guest w.c: uPVC frosted double glazed window front aspect, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiled splashback's, radiator, coving to the ceiling.

Living room: 16' 10" x 12' 9" (5.13m x 3.88m) uPVC leaded light double glazed bay window front aspect, radiator, coving to the ceiling, twin opening doors leading through to

Dining room: 12' 10" x 12' 0" (3.91m x 3.65m) uPVC double glazed window rear garden aspect, radiator, coving to the ceiling.

Reception/bedroom 11' 6" x 10' 7" (3.50m x 3.22m) uPVC leaded light double glazed window front aspect, radiator, coving to the ceiling.

Kitchen: 13' 3" x 8' 0" (4.04m x 2.44m) UPVC double glazed door and window rear garden aspect, range of modern fitted wall and base units with complimentary working surfaces and splashback's, part tiling to the walls, built in oven and grill, inset halogen hob, stainless steel extractor canopy above, inset single bowl single drainer stainless steel sink unit with mixer tap, space for a dishwasher, space for a fridge freezer, radiator, coving to ceiling.

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

Bedroom 1: 16' 4" x 12' 0" (4.97m x 3.65m) 2 uPVC leaded light double glazed windows front aspect, built in wardrobes, radiator, coving to the ceiling.

En Suite: 1' 1" x 7' 4" (0.33m x 2.23m) uPVC frosted double glazed window front aspect, tiled shower cubicle, close coupled WC, wash basin, part tiling to the walls, radiator, extractor fan.

Bedroom 2; 12' 2" x 9' 6" (3.71m x 2.89m) uPVC double glazed window rear aspect, radiator, fitted wardrobes, coving to the ceiling.

Bedroom 3: 13' 4" x 8' 0" (4.06m x 2.44m) uPVC double glazed window rear garden aspect, radiator, coving to the ceiling.

Bathroom: 7' 5" x 7' 5" (2.26m x 2.26m) Double glazed Velux window, panel enclosed bath, wash basin, close coupled WC, tiled splashback's, radiator, coving to ceiling

Outside: There is an open plan laid to lawn garden. A paved driveway provides ample off-street parking leading to a single garage with an up and over door. There are raised flower, plant and flower displays. A gate give gives access along the side elevation leading to Rear garden - There is a stunning garden which is well stocked and mature with feature trees plants floral displays and an artificial lawn. There is a paved patio and an external door leading to the garage. Steps lead up to a laid to lawn garden with plant areas and a further paved patio and a wildlife pond.

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

Tenure: We are advised the property is leasehold, the ground rent is £65 per annum ground rent, 999 years from 30 January 1987

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