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BLACKBURN ROAD, EDGORTH, BL7 0BB



- Three bedroom family home
- Semi detached bungalow
- In the heart of Edgorth Village
- No upward chain delay
- Lounge & kitchen/diner
- 4pc family bathroom suite
- Lovely gardens to front & rear
- Wonderful location



**£340,000**

**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 three bedroom semi detached family home set in the heart of Edgworth Village, just a short walk away from Holden's Ice Cream Shop, Edgworth Cricket Club, the Post Office and the beautiful local countryside, the position really is superb. The Entwistle and Wayoh reservoirs are both nearby as is; popular restaurants, Edgworth Primary School while Entwistle Train Station is within easy reach which directly serves: Manchester, Salford, Bolton and Blackburn. The accommodation on offer briefly comprises; entrance vestibule, hallway, living room, kitchen/diner, three good bedrooms and a four piece family bathroom suite with separate shower and bath. Externally there are beautiful gardens to the front and lawn and patio areas to the rear. There is double glazing, gas central heating, and importantly the properties offered for sale with no further upward chain.

There is a great deal to admire about this bungalow and a viewing is highly recommended. In the first instance a walk through viewing video is available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance vestibule:** 4' 4" x 3' 7" (1.32m x 1.08m)

**Entrance hallway:** 17' 5" x 7' 3" (5.298m x 2.221m) Measured at maximum points. Quality timber flooring, radiator, loft access point.

**Living room:** 13' 11" x 11' 9" (4.24m x 3.572m) uPVC double glazed windows to the front and the side, marble fireplace.

**Kitchen diner:** 17' 0" x 10' 2" (5.192m x 3.100m) Measured at maximum points. Fitted kitchen with a excellent range of matching drawers, base wall and display cabinets, built-in oven/grill, built-in microwave, gas hob with extractor over, built-in storage space, uPVC window overlooking the rear garden.

**Master bedroom:** 13' 4" x 11' 3" (4.065m x 3.635m) uPVC window to the front, radiator, feature wallpaper to one wall.

**Bedroom 2:** 15' 3" x 9' 5" (4.645m x 2.869m) uPVC window to the rear, radiator, fitted wardrobes to one wall.

**Bedroom 3:** 8' 11" x 7' 11" (2.728m x 2.415m) uPVC window to the front, radiator.

**Bathroom:** 9' 3" x 7' 8" (2.807m x 2.347m) 4 piece family bathroom suite comprising; corner shower enclosure, bath, pedestal wash hand basin and WC. Two uPVC windows to the rear, ceramic wall and floor tiling, radiator.

**Gardens:** The front gardens are particularly well stocked with colourful plants and shrubs, the winding pathway leads from Blackburn Road to the entrance. The primary space of the rear garden is accessed via several steps which lead up to the patio area, greenhouse, the patio area is particular nice shielded by mature shrubs which gives privacy.

**Chain details:** We understand that the property will be offered for sale with no further upward chain.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video to watch, and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** We are advised the property is Freehold.

**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

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

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).

