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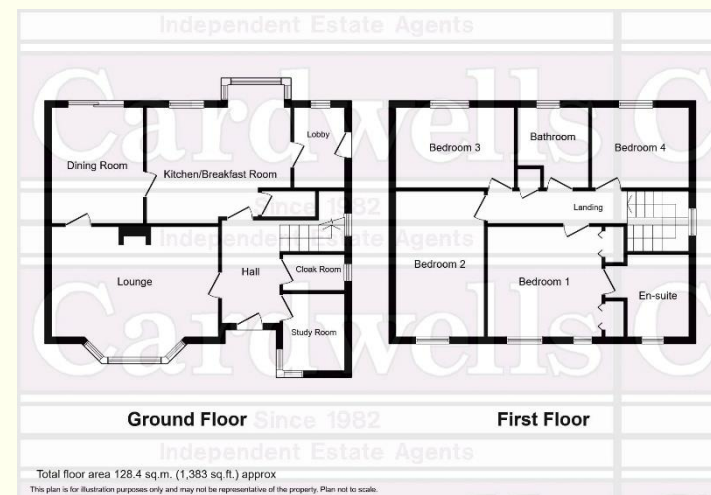
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CROWDALE, TURTON, BL7 0QY



- Superb 4 bedroom detached house
- Prestigious location close to village centre
- Surrounded by beautiful countryside
- 3 reception rooms, fitted kitchen/breakfast rm
- Utility, cloaks wc, ensuite ,family bathroom
- Gas C.H, uPVC D.G, double garage
- Gardens front, side & rear
- Lots of potential to extend [stpp] if so desired



£499,950

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

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T: 01204 381 281

BURY

14 Market St, Bury, BL9 0AJ
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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 most attractive detached house situated on a fine freehold plot in a cul de sac position on a small exclusive development off Blackburn Road close to the village centre and all its facilities. Presented to a high standard throughout, benefits include gas central heating [pressurised hot water system] uPVC double glazing, alarm system etc briefly comprises, open porch, hall, cloaks/wc, study, bayed lounge, dining room, kitchen/breakfast room. The kitchen being professionally fitted complete with two ovens, hob and integrated fridge, freezer and dishwasher, utility room, landing four bedrooms, en suite shower room and fitted wardrobes to the master, family bathroom. Externally there is ample parking space on a driveway that leads to a double garage. Garden areas extend to the front side and rear of the property being attractively landscaped and well stocked with an abundance of shrubs, trees and bushes.

It is worth noting the excellent potential there is for future extension to both the side and the rear subject to planning permission. Important note. Crown Gardens /Crowndale have a management company which provides maintenance of the pond and surrounding garden areas at a cost of £100.

Viewing of this superb home is with our highest recommendation but is strictly by appointment only and accompanied by Cardwells staff. Cardwells are open 7 days a week and would be happy to assist with any aspect of moving home, valuations are free of charge. Please do not hesitate to contact us for an appointment to view or arrange a valuation on your own property.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Stone built canopy storm porch, composite entrance door into

Reception hallway: 9' 0" x 5' 2" (2.74m x 1.57m) Quality fitted carpets, wall mounted radiator, turning staircase to the landing.

Study: 7' 5" x 6' 10" (2.26m x 2.08m) Quality fitted carpets, fully fitted office furniture, 2 uPVC double glazed windows, wall mounted radiator.

Lounge: 11' 4" x 16' 6" (3.45m x 5.03m) Feature fireplace and surround with inset living flame gas fire, quality fitted carpets, uPVC double glazed bay window, 2 wall mounted radiators.

Cloaks w.c: 3' 1" x 7' 0" (0.94m x 2.13m) Low level dual flush WC, wash basin on a vanity unit, quality tiled flooring, frosted uPVC double glazed window, wall mounted radiator.

Kitchen: 11' 6" x 14' 2" (3.50m x 4.31m) Very well appointed professionally fitted kitchen, comprising 1 1/2 bowl sink unit with mixer tap over base and wall units, granite worktops, integrated fridge freezer and dishwasher range style hob with extractor above, breakfast bar, two built in Neff ovens, quality tiled flooring, uPVC double glazed windows x 2, 2 wall mounted radiators.

Utility room: 5' 7" x 5' 4" (1.70m x 1.62m) Sink unit with mixer tap over granite worktop, space for white goods, double storage cupboard housing the gas boiler and water tank quality tiled flooring, uPVC double glazed window composite entrance door to the side.

Dining room: 11' 5" x 8' 6" (3.48m x 2.59m) Quality fitted carpets, uPVC sliding doors to the rear garden, wall mounted radiator.

Landing: 3' 2" x 19' 8" (0.96m x 5.99m) Quality fitted carpets, loft access point airing cupboard, uPVC double glazed window, wall mounted radiator.

Bedroom 1: 10' 9" x 10' 7" (3.27m x 3.22m) Quality fitted carpets, uPVC double glazed window and a uPVC double glazed porthole window, double built in wardrobes wall mounted radiator.

En suite: 8' 2" x 6' 4" (2.49m x 1.93m) Three piece suite comprising WC pedestal wash basin and a walk in corner shower cubicle, quality fitted carpets, frosted uPVC double glazed porthole window, wall mounted radiator.

Bedroom 2: 14' 3" x 8' 8" (4.34m x 2.64m) Quality fitted carpets, uPVC double glazed window, wall mounted radiator.

Bedroom 3: 8' 2" x 11' 7" (2.49m x 3.53m) Quality fitted carpets, uPVC double glazed window, wall mounted radiator.

Bedroom 4: 8' 3" x 9' 9" (2.51m x 2.97m) Quality fitted carpets, uPVC double glazed window, wall mounted radiator.

Family bathroom: 8' 3" x 6' 5" (2.51m x 1.95m) Three piece suite comprising WC, wash basin on a vanity unit, bath with overhead mixer shower and fitted curtain, wall tiling to the majority, quality fitted carpets, frosted uPVC double glazed window, wall mounted radiator.

Outside: Outside ample driveway parking leading to a detached double garage with power and lighting and a beautiful rear garden designed for all year round use.

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

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

Thinking of selling: The property market has really changed and the best place to start will likely be with an accurate valuation of your property so you know what it is really worth now. For a relaxed, professional valuation, free of charge and with no obligation, call Cardwells Estate Agents Bolton on 01204381281 or visit: <https://www.cardwells.co.uk/get-your-free-valuation/> or <https://www.cardwells.co.uk>

Arranging a mortgage: 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

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 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).

