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CHORLEY OLD ROAD, HEATON, BL1 5SP



- Bay fronted semi detached house
- Modernised throughout
- Spacious family sized home
- Contemporary interior
- No upward chain involved
- Extended, 4 bedrooms
- Open plan kitchen dining room
- Viewing recommended



£299,950

BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



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An impressive modernised four bedroom bay fronted semi detached house, situated in a very popular and convenient location, close to good local amenities and transport links and the countryside. This extended property is offered for sale with No upward chain involved and is ready to move into, with great features including a contemporary open plan kitchen dining room and a modern bathroom. Viewing is highly recommended to fully appreciate this modernised family sized home. (01204) 381281, bolton@cardwells.co.uk

The accommodation briefly comprises; Entrance hall, living room, open plan kitchen dining room, utility room. Upstairs are four bedrooms and a bathroom with a modern white suite. Outside there are delightful landscaped gardens to the front and rear

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC front door leading to

Entrance hall: Double glazed window side aspect, radiator below, staircase leading to the landing.

Living room: 17' 0" x 13' 2" (5.18m x 4.01m) uPVC double glazed bay window front aspect, radiator, open plan through to

Open plan dining room/kitchen: 18' 9" x 18' 8" (5.71m x 5.69m) at maximum points uPVC double glazed French doors rear garden aspect, uPVC double glazed skylight window, radiator, breakfast bar,

Kitchen: 2 uPVC double glazed windows rear aspect, range of newly fitted contemporary wall and base units with complimentary working surfaces and tiled splashbacks, inset single bowl single drainer sink unit with mixer tap, built in oven and grill, inset four ring gas burner hob with an extractor canopy above, integrated dishwasher, integrated fridge and freezer, inset spotlights to the ceiling, uPVC door rear garden aspect.

Utility room: 9' 0" x 7' 7" (2.74m x 2.31m) uPVC double glazed window side aspect, fitted working surfaces, radiator, space for a washing machine and a tumble dryer, tiled splashback's, open under stairs storage area.

Landing: uPVC double glazed window side aspect, access to the loft, doors leading to

Bedroom 1: 13' 8" x 12' 7" (4.16m x 3.83m) uPVC double glazed bay window front aspect, radiator.

Bedroom 2: 12' 8" x 9' 10" (3.86m x 2.99m) 3 uPVC double glazed windows dual aspect, radiator.

Bedroom 3: 9' 2" x 7' 9" (2.79m x 2.36m) Two uPVC double glazed windows front aspect, radiator.

Bedroom 4: 11' 0" x 7' 6" (3.35m x 2.28m) uPVC double glazed window rear aspect, radiator below.

Bathroom: 7' 4" x 4' 7" (2.23m x 1.40m) uPVC frosted double glazed window side aspect, modern white suite comprising, panel enclosed bath with mixer tap and a separate shower unit above, close couple WC, wash basin with mixer tap inset to a vanity unit, chrome plated towel rail, part tiling to the walls, inset spotlights to the ceiling, extractor fan.

Outside: To the front there is a landscaped garden which is well stocked and mature with tree plants floral displays, there is a feature paved pathway leading to an open storm porch and continues along the side elevation. To the rear there is a generous size rear garden which is mainly paved with raised tree and plant borders. There is a useful detached brick built storage shed.

Tenure: We understand the property is Freehold

Council tax band: We are advised the property is band A

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

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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

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

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