



Floor Plan

CORRIE CRESCENT, KEARSLEY, BL4 8RP



- Substantial 2 bed detached true bungalow
- No upward chain/modernise to taste
- Hall/lounge/dining room
- Extended professionally fitted kitchen
- Driveway/integral single garage
- Close to excellent amenities/transport links
- Well maintained gardens to front and rear
- Warmed by gas CH/Upvc double glazed



£265,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

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. R.W.L. Cardwell. & R.W. Thompson.



A substantial extended two bedroom bungalow available now with no upward chain! Situated on Corrie Crescent in Kearsley, which is just off Manchester Road and in close proximity to excellent transport links, amenities, schools and country pursuits. Warmed by gas central heating and Upvc double glazed, the property offers scope to modernise to your taste to create a fabulous family home. Briefly comprising: Brick built porch, hall, lounge, dining room, two double bedrooms, extended professionally fitted kitchen and a three piece family bathroom suite. To the outside there is a driveway giving access to a single garage with power and lighting and there are very well maintained gardens to both front and rear bordered by mature shrubs and perennials. Viewings can easily be arranged by viewing the online walk through video in the first instance, then please contact Cardwells Estate Agents Bolton on 01204 381281 or email bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch Brick built porch, timber and glass door leading into

Reception Hallway 15' 3" x 6' 2" (4.64m x 1.88m) Fitted carpets wall mounted radiator built in storage cupboard.

Lounge 13' 8" x 11' 7" (4.16m x 3.53m) Fitted carpets, Upvc double glazed bay window, 2 wall mounted radiators

Bedroom 1 13' 8" x 11' 7" (4.16m x 3.53m) Fitted carpets, Upvc double glazed bay window, wall mounted radiator.

Bedroom 2 11' 0" x 11' 5" (3.35m x 3.48m) Fitted carpets, Upvc double glazed window wall mounted radiator.

Dining Room 11' 0" x 9' 9" (3.35m x 2.97m) Fitted carpets, Upvc double glazed window wall mounted radiator.

Kitchen 16' 8" x 10' 11" (5.08m x 3.32m) Fitted kitchen comprising stainless steel sink with mixer tap over base and wall units, worktops, space for white goods cushion flooring two Upvc double glazed windows two wall mounted radiators personal door giving access to the garage which houses the gas combination boiler Upvc door giving access to the rear garden

Bathroom 6' 10" x 6' 2" (2.08m x 1.88m) 3 piece suite comprising wc, pedestal wash basin, walk in bath with T bar mixer shower and fitted screen, full wall tiling, cushion flooring, frosted Upvc double glazed window, wall mounted heated towel rail.

Outside There is driveway parking to the front giving access to a single garage with an up and over door and very well maintained gardens to both front and rear bordered by mature shrubs and perennials.

Approximate plot size: The property is set in a plot which extends to a round 0.08 of an acre.

Bolton Council Tax Rating: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £1,742 (at the time of writing).

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set not set within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the detached family home is in a position which is regarded as having a "very low" risk of flooding.

Chain details:

Tenure: The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property is

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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

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). This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

