



**WESTMINSTER ROAD – ECCLES – £770,000**

Offered for sale with no upward chain involved! A wonderful four bedroom detached home which is situated in a highly sought-after location of Ellesmere Park. The property is set on a substantial corner plot approximately 0.25 acres, with lovely mature gardens and retains many original character features. The property would benefit from updating and possibly extending, subject to planning permission.

Viewing is strictly by appointment through Cardwells estate agents Bolton (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises; Reception hall, shower room, living room with an inglenook fireplace, conservatory, dining room with a bay window, kitchen breakfast room and utility room. Upstairs there are four good bedrooms and a bathroom. Outside there are substantial mature gardens with specimen trees and plant displays. There is a gated block paved driveway leading to a single garage.



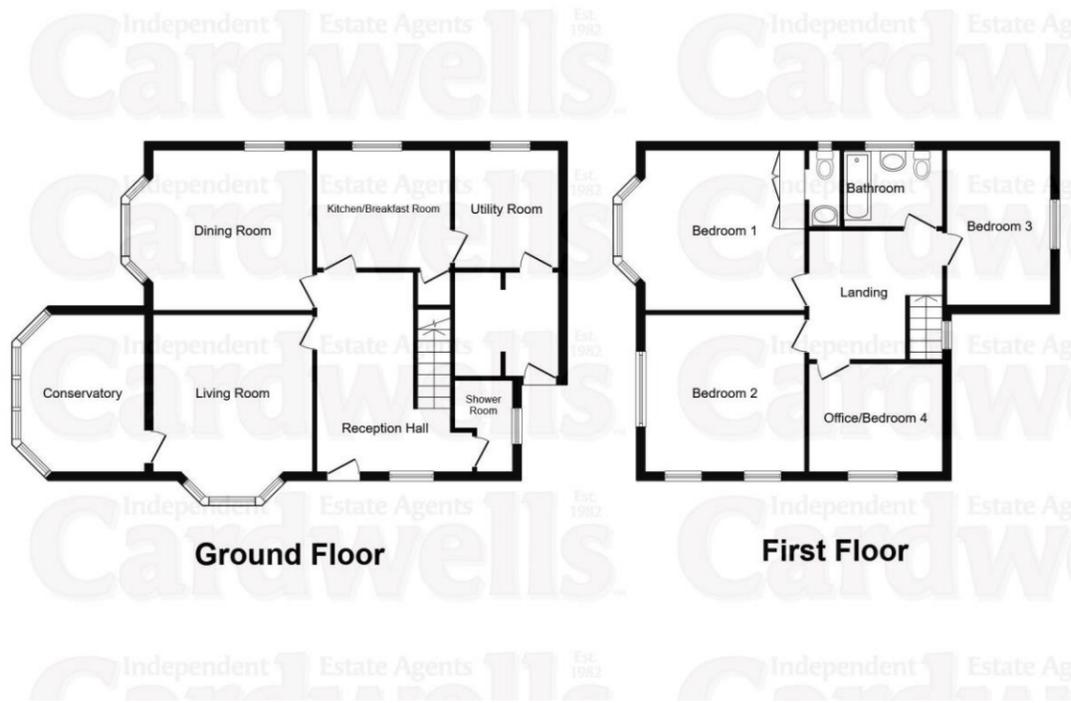
**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto: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.



**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Open column porch with a quarry tiled floor. Front door leading to

Reception hall:  
Stained glass leaded light window front aspect, radiator, coving to the ceiling.



Shower room: 7' 1" x 4' 6" (2.16m x 1.37m)  
Frosted double glazed window front aspect, tiled shower cubicle, wash basin, close coupled WC, tiling to the walls, chrome plated towel rail.

Living room: 14' 2" x 12' 3" (4.31m x 3.73m)  
Inglenook fireplace, incorporating a Limestone fire surround and a living flame gas fire with stained glass leaded light windows aside, radiator, plate rack, wooden beams to the ceiling, open through to



Conservatory: 10' 1" x 9' 9" (3.07m x 2.97m)  
The conservatory is of brick construction with the rest being uPVC double glazed and a door leading onto the side garden, radiator.

Dining room: 14' 6" x 12' 7" (4.42m x 3.83m)  
Leaded light bay window with stained glass panels above, side garden aspect, further stain glass leaded light window rear aspect, radiator, coving to the ceiling.



**Outside:**

Outside there are substantial gardens which surround the property To the front there is a block paved driveway providing ample off street parking leading to a single attached garage with an up and over door. There are lovely lawned areas with an array of mature trees plants and floral displays. The garden continues along to the side elevation. There is a paved patio and a useful brick built storage cupboard.

Tenure: We are advised the property is Freehold

Council tax: Band G

**Viewings:**

All viewings are by advance appointment with Cardwells Estate Agents, 0161 794 3434, mail@cardwells.co.uk, www.cardwells.co.uk

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



**Kitchen breakfast room: 10' 6" x 9' 3" (3.20m x 2.82m)**

uPVC double glazed window rear garden aspect, modern fitted wall and base units with complimentary working surfaces, inset 1 1/2 full single drainer stainless steel sink unit with mixer tap, integrated Neff oven and microwave, Neff halogen hob with a concealed extractor hood above, Neff integrated dishwasher, built in under stairs storage cupboard/pantry.



**Utility room: 9' 4" x 8' 2" (2.84m x 2.49m)**

uPVC double glazed window rear aspect, fitted drawers and cupboards, inset single bowl single drainer stainless steel sink unit with mixer tap, space for a fridge freezer, space for a washing machine, quarry tiled floor, part tiling to walls.

**Landing:**

Stained glass leaded light window side aspect, fitted storage cupboard, access to the loft, radiator, doors leading to

**Bedroom 1: 14' 9" x 12' 7" (4.49m x 3.83m)**

Bay window with stained glass leaded light panels above, side aspect, radiator, modern fitted wardrobes.

A wardrobe door opens into,

UPVC frosted double glaze window, side, aspect, close, coupled WC, wash basin with mixer tap, inset to a vanity cupboard, chrome plated towel rail.



**Bedroom 2: 12' 2" x 12' 2" (3.71m x 3.71m)**

**uPVC double glazed window with stained glass leaded light panels above, side aspect, two leaded light windows front aspect, wash basin with mixer tap inset to a base unit, fitted wardrobe, radiator.**



**Bedroom 3: 12' 2" x 8' 2" (3.71m x 2.49m)**

**uPVC double glazed window side aspect, radiator below.**



**Bedroom 4/office: 10' 7" x 6' 10" (3.22m x 2.08m)**

**Leaded light window with stained glass panels above front aspect, radiator.**



**Bathroom: 7' 1" x 6' 0" (2.16m x 1.83m)**

**uPVC double glazed window rear aspect, white suite comprising, panel enclose bath with mixer tap/shower attachment, wash basin, close coupled WC, chrome plated towel rail, tiling to the walls.**

