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NEW COURT DRIVE, EGERTON, BL7 9XA



- Extended new kitchen
- Fitted furnitures in the bedrooms
- Neff appliances, garage
- Vaillant gas combination boiler
- Bed 4 currently used as a dining room
- CCTV 4 camera system, re-roofed 2017
- Lovely views
- Re-roofed 2017



£370,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A superb detached bungalow thoughtfully extended and carefully upgraded to a very high standard with quality fixtures and fittings. Situated immediately off Cox Green Road, there are some wonderful views to be enjoyed over the West Pennine Moors and yet the property has easy access to local shops, schools and restaurants. Viewing is essential in order to appreciate all the many features and extras that are included, however please note the generous living space, porch, study, lounge, dining room, conservatory, kitchen/breakfast room and a family bathroom. There are three double bedrooms with en-suite shower room, all presented to a move in condition.

VENDORS COMMENT: I bought this bungalow in 2012 mainly due to its excellent location with views of open countryside in two directions. It had been somewhat neglected so on taking possession I started a renovation project. A kitchen extension was added and fitted with Neff integrated appliances. At the same time a conservatory was added at the rear with access through a fourth bedroom, which became a dining room. All of the window frames and external doors were changed and a modern bathroom and en-suite shower room added. Professionally fitted furniture was also installed in all three bedrooms. In later years the roof tiles have been replaced, the driveway widened and flagged and an India stone patio added at the rear. There are two sheds in the garden, both with lighting and power, together with garden lighting and a water feature. The exterior of the property is covered by four CCTV cameras, the output is recorded and monitored on a digital video recorder. There is a security system with the facility for external monitoring At this moment in time, being on my own, the property is too large and it is time for me to down size into a retirement apartment. I am sure that whoever purchases the property will be more than happy, as I have been.

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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: 5' 7" x 4' 5" (1.7m x 1.35m) Radiator, spotlight to ceiling.

Study: 8' 11" x 7' 8" (2.73m x 2.34m) Open archway to the lounge, radiator, spotlights to ceiling.

Lounge: 17' 11" x 12' 3" (5.46m x 3.74m) Gas flame stove burner on a flagstone hearth, spotlights to ceiling, centre and wall lights, radiator.

Dining Room: 11' 6" x 10' 0" (3.50m x 3.05m) Radiator, spotlights to ceiling, double doors to the conservatory.

Conservatory: 12' 5" x 12' 9" max (3.78m x 3.88m) Radiator, spotlights to ceiling, brick and uPVC double glazed construction.

Kitchen Breakfast room: 8' 9" x 17' 8" (2.66m x 5.38m) A fabulous professionally fitted kitchen with a comprehensive range of light oak wall and base units, breakfast bar, ample work top space, inset stainless steel sink, integrated appliances to include a dishwasher, washing machine, fridge freezer, Neff oven grill hob, extractor hood, lovely tiling to walls and flooring, spotlights to ceiling, radiator.

Bedroom One: 8' 2" x 10' 10" (2.5m x 3.31m) Professionally fitted wardrobes, radiator, spotlights to ceiling,

En-suite: 4' 4" x 10' 10" (1.32m x 3.31m) Oversize shower cubicle, wc, wash hand basin, heated towel rail, fully tiled.

Inner Hall: 5' 5" x 5' 0" (1.65m x 1.53m) Cupboard housing the Vaillant gas combination boiler.

Bedroom Two: 16' 5" x 9' 10" (5.00m x 3.00m) Professionally fitted furniture, radiator, spotlights to ceiling, double sliding wardrobes.

Bedroom Three: 12' 0" x 10' 11" (3.65m x 3.34m) Professionally fitted furnitures and desk, cupboard with drawers, overhead storage, spotlights to ceiling, radiator.

Bathroom: 7' 8" x 6' 7" (2.34m x 2.00m) Modern white suite comprising bath with shower mixer tap over, wc, vanity wash hand basin, corner quadrant glass shower cubicle, fully tiled, spotlights to ceiling, heated towel rail.

Garage: Brick attached garage served by a double driveway.

Gardens: The bungalow enjoys a corner position with the benefit of wonderful views across Cox Green Road, The Moors and beyond. The gardens are fenced and attractively laid with patio and lawn, shaped borders and rockery, stacked with an abundance of shrubs, trees and bushes, outside lighting and CCTV. The rear garden in particular is a natural sun trap, two garden sheds.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.12 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band D with Bolton Council at an approximate cost of around £1960 per annum.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area. Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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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 or letting: If you are thinking of selling or letting 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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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

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