



Total floor area 76.0 m² (818 sq.ft.) approx
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OUTWOOD GROVE, ASTLEY BRIDGE, BL1 7EW



- Semi detached family home
- Three bedrooms
- Quiet cul-de-sac
- Extended to the rear
- Driveway and garage parking
- Indian stone flagged rear garden
- Close to High Lawn primary school
- Wren fitted kitchen



£235,000

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

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Set within a quiet cul-de-sac and located close to many local amenities, including High Lawn primary school, is this beautiful bay fronted semi-detached family home. The property has good sized rooms throughout with the potential to extend to the side to create further accommodation if needed. To the ground floor there is a large lounge with a bay window to the front with steps down to an extended dining room which has french doors leading out to the rear garden. The kitchen is a modern Wren fitted kitchen with integrated double electric ovens, induction hob, slimline dishwasher, fridge/freezer and space for a washing machine. To the first floor there are three good sized bedrooms and a three piece bathroom suite. From the front of the property there is a lawned garden and a block paved driveway leading to the detached brick built garage. To the rear of the property there is a low maintenance Indian stone flagged garden with borders surrounding.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Ceiling light point, laminate effect flooring.

Lounge: 18' 7" x 11' 4" (5.67m x 3.46m) Ceiling light points, double glazed bay window to the front, laminate effect floor, radiator, steps down to the dining room.

Kitchen: 11' 6" x 7' 8" (3.50m x 2.34m) Downlights, Wren kitchen, fitted wall and base units with extractor fan, induction hob, integrated dishwasher, fridge/freezer, double electric oven, space for a washing machine, one and a half stainless steel sink with mixer tap and drainer, double glazed bow window to the rear, double glazed stable door to the side, laminate effect flooring.

Dining Room: 9' 1" x 8' 3" (2.76m x 2.51m) Ceiling light point, laminate effect flooring, radiator, double glazed French doors to the rear

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1 11' 5" x 9' 3" (3.48m x 2.83m) Ceiling light point, double glazed bay window to the front, radiator.

Bedroom 2 11' 5" x 8' 10" (3.47m x 2.70m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 3 7' 6" x 6' 10" (2.28m x 2.08m) Ceiling light point, double glazed window to the front, radiator

Bathroom: 8' 2" x 7' 10" (2.48m x 2.39m) Downlights, wc, pedestal sink, panelled bath with shower over, tiled flooring and walls, vertical ladder radiator, double glazed window to the rear and side.

Outside: To the front of the property there is a lawned garden and a block paved driveway parking leading to the detached brick built garage. At the rear of the property there is a low maintenance Indian stone flagged garden with borders surrounding.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 24 March 1854.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £1742 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.

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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