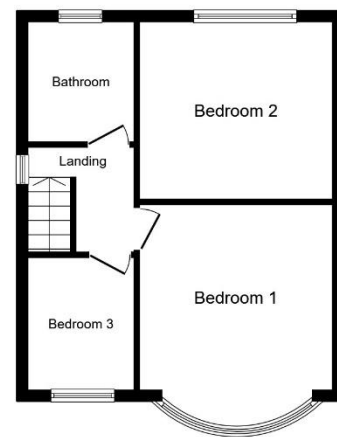


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.propertybox.co

**STRAWBERRY HILL ROAD, THE HAULGH, BL2 1LP**



- Extended family home
- Three fitted bedrooms
- L shaped kitchen/breakfast room
- Family bathroom
- Shower room/wc
- Two reception rooms
- Utility/office
- Driveway parking



**Offers in the Region Of £260,000**

**BOLTON**

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

**BURY**

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within a quiet cul-de-sac, just off Bromwich Street, is this beautiful family home which has been extended to the rear and side to provide fantastic accommodation for a family. You enter the property via the double glazed porch which gives access to an extremely handy three piece shower room with wc. The entrance hallway is a lovely size which leads into the dining room which has a double glazed bay window to the rear which overlooks the garden. The dining room opens up into a good sized lounge which has a double glazed bow window overlooking the front garden and driveway. Entering the kitchen you can certainly see what a difference the extension has made. The room has dual aspect double glazed windows and therefore enjoys plenty of natural daylight whether its from the rear or side of the property. There is plenty of storage within the kitchen units with an integrated five ring gas hob, double electric oven, extractor fan, washing machine and dishwasher with space for a fridge/freezer. The breakfast bar and kitchen worktops are all enhanced with a granite effect overlay. From the kitchen there is a handy utility area which has space for appliances however has more recently been used as office space with a fitted desk and cupboard. The first floor has three fitted bedrooms, two of which are double in size and a three piece bathroom suite. Externally there is a large flagged driveway with space for multiple cars with a beautiful flower bed to one side, whilst the other side has well kept conifers. The rear and side of the property has a low maintenance flagged patio area with well stocked mature borders providing plenty of colour to the garden and the added benefit of a shed. For further information contact Cardwells Estate Agents Bolton 01204 381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** Tiled floor, door to:

**Shower room/wc:** 7' 10" x 3' 1" (2.40m x 0.95m) Radiator, tiled floor and walls, three piece suite corporate a WC, wash hand basin, walk-in shower cubicle with electric shower.

**Hallway:** Radiator, under stair storage, laminate effect flooring.

**Dining Room:** 10' 11" x 10' 10" (3.32m x 3.31m) Double glazed bay window to the rear, living flame gas fire, radiator, archway leading to the lounge.

**Lounge:** 12' 0" x 11' 5" (3.67m x 3.47m) Double glazed bow window to the front, radiator, living flame gas fire and surround.

**Kitchen/Breakfast Room:** 16' 1" x 14' 8" (4.91m x 4.46m) L shaped kitchen/breakfast room incorporating a range of fitted wall and base units with a breakfast bar and complementary granite worktops, integrated extractor fan, five gas hob, double electric oven, washing machine, dishwasher and space a fridge, freezer, radiator, laminate effect flooring and downlights.

**Utility/Study Area:** 7' 10" x 7' 6" (2.38m x 2.29m) Double glazed window to the side, radiator, wall mounted boiler, laminate effect flooring, partially used as a study with built-in desk and cupboards.

**Landing:** Double glazed window to the side.

**Bedroom 1:** 12' 0" x 11' 5" (3.67m x 3.47m) Double glazed bow window to the front, radiator, fitted wardrobes.

**Bedroom 2:** 11' 10" x 10' 11" (3.61m x 3.32m) Double glazed window to the rear, radiator, fitted wardrobes and dresser.

**Bedroom 3:** 8' 6" x 6' 6" (2.58m x 1.99m) Radiator, double glazed windows to the front, fitted wardrobes.

**Bathroom:** 7' 8" x 6' 6" (2.34m x 1.98m) Loft access, three piece suite incorporating a WC, wash hand basin, panelled bath with shower, radiator, double glazed window to the rear, extractor fan, vinyl flooring.

**Externally:** To the front of the property there is a large flagged driveway with space for multiple cars with a beautiful flower bed to one side, whilst the other side has well kept conifers. The rear and side of the property has a low maintenance flagged patio area with well stocked mature borders providing plenty of colour to the garden and the added benefit of a shed.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

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

**Council Tax:** Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

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

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