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CRUNDALE ROAD, BOLTON, BL1 7RR



- Semi detached family home
- Lounge & dining room
- No upward chain, vacant possession
- uPVC D.G, Gas C.H
- Three good bedrooms
- Three piece bathroom suite
- Detached garage & driveway
- Gardens front & rear



**Offers in the Region Of £155,000**

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Offered for sale with no further upward chain is this three bedroom semi detached family size home set in a consistently popular residential location ideally placed to the areas excellent amenities which include: popular schools, shops, transport, local countryside and excellent leisure and recreational facilities. The accommodation on offer briefly comprises: entrance porch, lounge with feature fireplace, dining room, fitted kitchen, landing, three good bedrooms and a three piece bathroom suite. Externally there is a detached single garage served by a driveway providing additional private parking and gardens to front and rear. The family home benefits from uPVC double glazing, gas central heating and importantly is available with early vacant possession and no further upward chain, as such a prompt completion should be able to be arranged. The vendor advises us that the property is freehold. Your early personal inspection comes with the highest recommendations by appointment with Cardwells Estate Agents, Bolton 01204 381281 or via [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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

**Entrance porch:** 4' 11" x 3' 10" (1.50m x 1.17m) uPVC double glazed entrance door, uPVC double glazed windows, radiator, lantern style wall light.

**Hallway:** 6' 7" x 3' 7" (2.01m x 1.09m) Stairs off to the first floor, radiator.

**Lounge:** 12' 4" x 13' 2" (3.76m x 4.01m) uPVC double glazed window to the front, radiator, feature fireplace, understairs storage space off, opens directly into the dining room.

**Dining Room:** 10' 1" x 7' 11" (3.07m x 2.41m) uPVC double glazed sliding patio doors off to the rear garden, radiator, door off to the kitchen.

**Kitchen:** 10' 1" x 7' 6" (3.07m x 2.28m) Professionally fitted kitchen with range of matching cabinets and drawers, sink, uPVC double glazed windows to two elevations, uPVC double glazed rear entrance door, wall mounted gas central heating boiler.

**Landing:** 8' 4" x 6' 4" (2.54m x 1.93m) uPVC double glazed window, loft access point.

**Bedroom 1:** 13' 6" x 8' 10" (4.11m x 2.69m) uPVC double glazed window to the front, radiator.

**Bedroom 2:** 11' 3" x 9' 2" (3.43m x 2.79m) Quality professionally fitted bedroom furniture to one wall giving a variety of hanging and storage space, uPVC double glazed window to the rear, radiator.

**Bedroom 3:** 9' 11" x 6' 5" (3.02m x 1.95m) uPVC double glazed window to front, radiator.

**Bathroom:** 6' 1" x 6' 2" (1.85m x 1.88m) A three piece bathroom suite with matching pedestal wash hand basin, w.c and bath with shower over and fitted glass shower screen, ceramic wall tiling, uPVC double glazed window to the rear, radiator.

**Garage:** 18' 1" x 8' 10" (5.51m x 2.69m) The detached brick built garage benefits from uPVC double glazed windows, power and lighting. It is served by a sizeable private driveway offering additional off-road parking.

**Garden:** The rear garden is of a good size and has been landscaped offering elevated rockery/flower beds, small trees, golden gravel and greenhouse. Whilst there is a paved patio area to the rear of the property. The front garden is designed for easy maintenance with a golden gravel finish and pretty shrubs.

**Viewings:** Your early personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells estate agents, Bolton on 01204 381281 or via [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

**Price:** £155,000

**Please note: all viewings are by appointment only through our BOLTON Office**

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