



cardwells.co.uk

HIGH STREET, BELMONT, BL7 8AX



- Beautiful countryside
- Belmont village location
- Detached stone house
- 3 Beds, en suite & luxury tiled bathroom
- Superb spacious high end ftd kit/diner
- Exceptionally high standard presentation
- Driveway & garage, private garden
- House to sell? P X considered



£297,500

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

**LETTINGS & MANAGEMENT**

E: lettings@cardwells.co.uk

T: 01204 381 281

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@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. C W Pearson.



Individual stone detached house, set on the fringe of beautiful countryside in Belmont village. Turn key presentation with exceptionally high standard of fixtures and fittings. Huge luxurious appointed kitchen diner with integrated appliances, granite work tops and French windows to the private garden. Lounge, 3 bedrooms, en suite shower room and family bathroom. Travertine tiling and some lovely personal touches. Driveway parking and a garage. Priced to sell, do not miss this wonderful home. House to sell? Part exchange considered! Freehold. Call Cardwells Estate Agents, Bolton, to view, 01204 381281 or via [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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

**Entrance Storm Porch** Oak entrance door opening to the open hall/kitchen.

**Lounge** 17' 5" x 11' 3" (5.3m x 3.44m) A bright room having windows at each end of the room.

**Kitchen/Diner** 17' 5" x 13' 10" (5.3m x 4.22m) Professionally fitted kitchen in cream shaker style cabinets with granite work tops. Set under Belfast sink, range of floor and wall units, baumatic oven, microwave and gas hob with steel/glass extractor hood, integrated fridge/freezer, dishwasher & automatic washer/drier. Gas combination central heating boiler set in wall unit, travertine tiling to work areas & floor. Again a bright room with 4 windows & UPVC double glazed French windows out to the garden, stairs off.

**Cloaks W/C** L shaped, white w/c & wash basin, travertine floor tiling.

**Landing** Coved ceiling, balustraded.

**Bedroom One** 13' 10" x 9' 6" (4.22m x 2.90m) Built in double wardrobe.

**En-Suite** 6' 7" x 4' 6" (2m x 1.36m) Oversize shower with glass screen, white w/c & wash basin, travertine wall tiling.

**Bedroom Two** 11' 6" x 8' 8" (3.5m x 2.65m) Built in double wardrobe.

**Bedroom Three** 8' 1" x 7' 6" (2.47m x 2.29m)

**Bathroom** 6' 7" x 5' 6" (2m x 1.67m) Modern white suite, bath with glass screen & shower above, w/c & wash basin, travertine wall tiling.

**Garage** Stone built garage, personal door. Served by gravel driveway and parking for 3 vehicles.

**Gardens** Mainly laid to patio/gravel. Landscaped elevations with open pasture land beyond, Indian paved pathways.

**Important Notes** Built 2013 with residue of 10 year building life plan underwritten by Allianz. Gas combi central heating, UPVC double glazed windows. Freehold. Garage plus 3 spaces & on road parking. Superb ready to move in presentation. Available with no upward chain.

**Price** O/O £297500 including carpets, blinds, lights, kitchen fittings, oven, hob, microwave, fridge freezer, dishwasher & washer/drier.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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

brochure content, 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 and should be used as such by any interested party.

**Viewings** Viewings are by appointment only call Cardwells Estate Agents Bolton 01204 381281



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