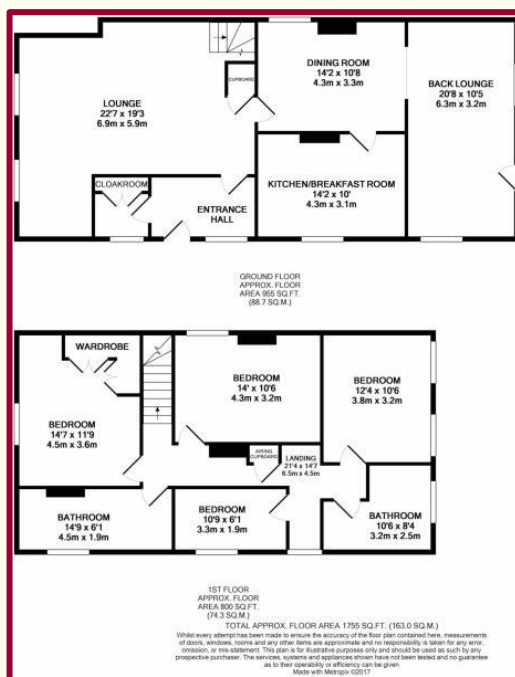


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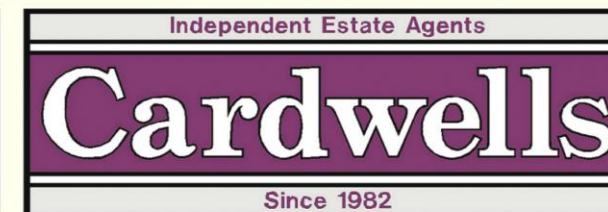
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Cardwells can introduce you to independent financial advisors who have access to the whole mortgage market. Please ask for assistance

www.rightmove.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



DALES LANE – WHITEFIELD – OFFERS IN THE REGION OF £400,000

Cardwells are delighted to offer this lovely four bedroom detached period cottage, which is situated within a desirable location, close to motorway network and the Metrolink. This charming property has many character features and good family space. Viewing is highly recommended via our Whitefield office 0161 773 1011, whitefield@cardwells.co.uk. Internally the property has been very well maintained and has been sympathetically updated over recent years. There is a generous size lounge and a separate dining room which leads through to the kitchen breakfast room. The ground floor also benefits from a second lounge to the rear, which opens onto the patio. This would make an ideal family room. Upstairs there are four good size bedrooms, each room is bright and spacious. The master bedroom has fitted wardrobes. There are two family bathrooms, each an excellent size, with a shower over the bath. The second and third bedrooms are also spacious rooms.

Outside; there are lovely mature gardens, which are well stocked. A block paved driveway/courtyard provides ample parking, leading to a garage and access to the utility room.

Whitefield is well served with good local amenities, including schools, shops and transport links.



BURY

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MANCHESTER

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Tel: 0161 773 1011
Email: whitefield@cardwells.co.uk

BOLTON

11 Institute St. Bolton, BL1 1PZ
Tel: 01204 381281
Email: bolton@cardwells.co.uk

Worsley

2 Pennyblack Court, Barton Rd, M30 2PD
Tel: 0161 794 3434
Email: worsley@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall:

uPVC double glazed front door, uPVC double glazed window, radiator.

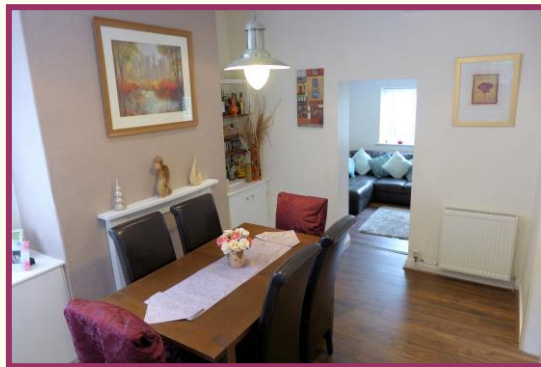
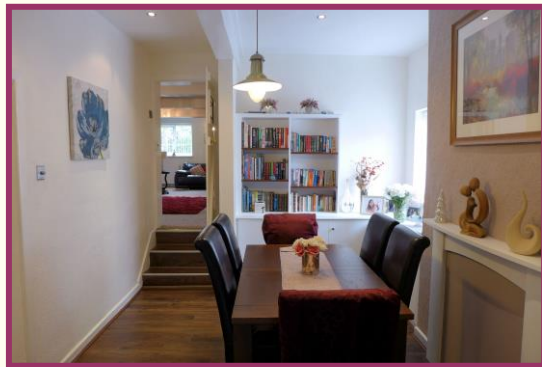
Guest W.C:

uPVC double glazed front door, uPVC double glazed window, radiator.

Living Room: 19' 7" x 20' 2" (5.96m x 6.14m)
2 x uPVC double glazed windows, 4 radiators, feature living flame gas fire, built in under stairs storage cupboard, inset spotlights.



Dining Room: 14' 2" x 10' 5" (4.31m x 3.17m)
uPVC double glazed window, fitted cupboards and shelving, radiator, inset spotlights.



Kitchen Breakfast Room: 14' 1" x 10' 4" (4.29m x 3.15m)
uPVC double glazed window, modern fitted wall and base units, with complimentary work surfaces and breakfast bar, built in oven and grill, inset 4 ring gas burner hob, extractor hood above, inset 'Belfast' style sink with mixer tap, integrated fridge, freezer and dishwasher, inset spotlights.



Outside:

There are delightful mature gardens and are well stocked with tree and plant displays, a block paved driveway/courtyard provides ample parking leading to a garage with an up and over door. Attached to the garage there is a utility room.



2nd Lounge/Family Room: 20' 6" x 10' 4" (6.24m x 3.15m)

**2 x uPVC double glazed windows and door to garden aspect. 2 x radiators, inset spotlights.
From the lounge there is an open plan staircase leading to landing**



Landing:

Access to the loft, 'porthole' style window, built in storage cupboard.

Master Bedroom: 15' 0" x 11' 8" (4.57m x 3.55m)

uPVC double glazed window fitted wardrobes, dressing table, window seat, cupboards and drawers, radiator.



Bedroom 2: 14' 1" x 10' 6" (4.29m x 3.20m)

uPVC double glazed window, radiator.



Bedroom 3: 12' 4" x 10' 5" (3.76m x 3.17m)

uPVC double glazed window, radiator, access to the loft.



Bedroom 4: 10' 6" x 6' 0" (3.20m x 1.83m)
uPVC double glazed window, radiator.



Bathroom: 14' 10" x 5' 11" (4.52m x 1.80m)
uPVC frosted double glazed window, modern fitted white suite comprising corner bath, shower above, low level w.c, his and hers twin wash basins with mixer taps, fitted vanity unit, heated towel rail, 2 x radiators, part tiling to the walls, inset spotlights.



Bathroom 2: 7' 11" x 10' 6" (2.41m x 3.20m)
uPVC double glazed frosted window, panel enclosed bath with mixer tap and shower above, low level w.c, wash basin with mixer tap, inset to a vanity unit, tiled floor, part tiling to the walls, radiator.

