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Independent Estate Agents

# Cardwells

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## 7 WILLOW HEY – BOLTON – £350,000

A substantial 4 / 5 bedroom detached family home set in a cul de sac location in one of the most sought after parts of Bromley Cross. The property is ideally placed for easy access to Bromley Cross railway station (which serves Manchester), Turton high school, beautiful local countryside, including the Jumbles reservoir and excellent leisure, recreational and sporting facilities. The property was substantially extended by the current owners to offer spacious and versatile living accommodation, which briefly comprises: entrance hallway, ground floor office / ground floor bedroom (5) with washroom/WC off, large lounge which opens into the conservatory, dining room, superb fitted kitchen with integrated appliances and granite work surfaces, landing, master suite with dressing area and modern en-suite shower room, three additional good size bedrooms and a beautiful family bathroom suite with Jacuzzi bath and twin sinks. There is an integral garage served by a driveway providing additional off road parking and an excellent size rear garden complete with lawn and patio areas. There is gas central heating via a Worcester combination boiler, double glazing and in our opinion all that is on offer can only be fully appreciated via a personal inspection. This can be arranged via Cardwells Estate Agents Bolton on 01204 381281.

### BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway 8' 7" x 3' 2" (2.61m x 0.96m)**

UPVC double glazed entrance door and UPVC double glazed window, quality flooring, door off to the lounge, door off to ground floor bedroom/study.



**Ground Floor Bedroom/Study 11' 9" x 8' 3" (3.58m x 2.51m)**

UPVC double glazed entrance door and UPVC double glazed window, quality flooring, door off to the lounge, door off to ground floor bedroom/study.



**En-Suite Wash Room 7' 4" x 3' 9" (2.23m x 1.14m)**

A modern white two piece suite comprising: dual flush WC, pedestal wash hand basin and complimentary fitted storage units, ceramic wall tiling, ceramic floor tiling, heated towel rail.

**Lounge 22' 0" x 11' 7" (6.70m x 3.53m)**

UPVC double glazed window to the front, UPVC double glazed double doors off to the conservatory, quality flooring, feature wall paper, radiator.

**Conservatory 11' 4" x 8' 4" (3.45m x 2.54m)**

Quality flooring, radiator, sliding patio doors off to the rear garden.



**Dining Room 14' 8" x 11' 4" (4.47m x 3.45m)**

UPVC double glazed window to the rear, quality flooring, radiator, under stairs storage space, stairs off to the first floor, opens into the kitchen.



**Bathroom 9' 8" x 6' 1" (2.94m x 1.85m)**

A stylish white four piece bathroom suite comprising: Jacuzzi bath with shower over, twin his and hers sinks, WC, quality wall tiling, stylish granite floor tiling, heated towel rail, two UPVC double glazed windows.



**Outside**

The rear garden is of a generous size being predominantly laid to lawn with various patio areas, a pond and nursery pond, particularly well-stocked flower beds with colourful trees shrubs and plants, colourful rockery and external lighting. The gardens are enclosed by mature trees which enhance the privacy. A pretty shaped lawn to the rear with shrubs and colourful bushes.

**Garage: 15' 1" x 14' 9" (4.59m x 4.49m)**



**Kitchen 15' 9" x 14' 7" (4.80m x 4.44m)**

A quality professionally fitted kitchen with an extensive range of matching drawers, base and wall cabinets, Blue Pearl granite work surfaces extend to all working areas, there is an integrated fridge freezer, integrated washing machine, integrated dishwasher and integrated microwave oven, the Range style cooker is available by negotiation, stainless steel single bowl sink and drainer, radiator, quality floor and wall tiling, UPVC double glazed side entrance door, pedestrian door into the garage.



**Landing 9' 11" x 7' 11" (3.02m x 2.41m)**

Spindled staircase off.

**Master Bedroom 22' 3" x 14' 7" (6.78m x 4.44m)**

Flooded with natural light with UPVC double glazed windows to the front and the rear, giving space suitable for a dressing area or nursery etc, radiator, built in storage space, en suite off.



**En-Suite 9' 2" x 5' 11" (2.79m x 1.80m)**

A quality modern three-piece shower room suite comprising: shower cubicle with various shower options, wash hand basin and a dual flush WC, UPVC double glazed window, quality ceramic wall tiling, heated towel rail.



**Bedroom Two 12' 0" x 10' 3" (3.65m x 3.12m)**

UPVC double glazed window to the front, radiator, loft access point.



**Bedroom Three 10' 2" x 9' 10" (3.10m x 2.99m)**

UPVC double glazed window enjoying the aspect over the rear garden, radiator.

**Bedroom Four 9' 10" x 7' 5" (2.99m x 2.26m)**

UPVC double glazed window to the front, radiator, feature wallpaper to one wall.

