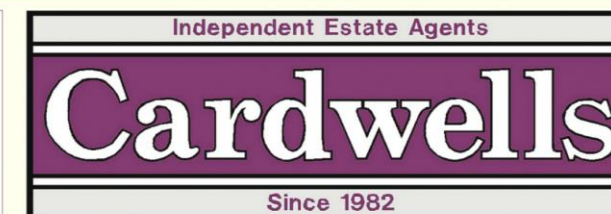


Cardwells can introduce you to independent financial advisors who have access to the whole mortgage market. Please ask for assistance

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Incorporating: Wright Dickson & Catlow, WDC Estates



CHARLOTTE STREET – CHAPELTOWN – BOLTON – £249,950

Stunning 3 bedroom stone cottage in picturesque village location within the conservation area set on a cobbled street with private parking space and enjoying a lovely rear garden with small lawn and patio backing onto St Annes church. The property is presented to the highest of standards and as it is much larger than most other cottages, (approximately 1171 sqft) it offers very generously proportioned living space, heated via gas central heating with UPVC double glazing. Comprising small entrance hall with stairs down to the basement sitting room which is fully functional as a living room, has a window and features a barrel roof ceiling. The kitchen breakfast room is superb with centre island units and breakfast bar in granite, a range cooker and integrated appliances with double doors out to a spacious lounge/diner with cast iron wood burning stove and double doors out to the garden. Three bedrooms (2 double and 1 single), Landing, modern white bathroom and shower. Any viewer is sure to be impressed, viewing is with our highest recommendations, call Cardwells 7 days a week on 01204 381281.

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance

Oak entrance door from cobbled street set within a conservation area. Small hallway with stairs off down to the basement/sitting room, floor with period tiling. Please note the front door is facing onto Chapel Fields.

Sitting Room/Study 15' 5" x 12' 5" (4.7m x 3.78m)

Plus stairs area. Barrelled ceiling, UPVC double glazed window, radiator, under stairs storage area.



Lounge/Diner 16' 4" x 16' 9" (4.98m x 5.11m)

Stone fireplace hearth and mantle with a wood burning cast iron (burgundy) stove, engineered hardwood flooring, feature arched window in UPVC double glazing, UPVC double glazed French windows out to the garden, cornice ceiling, wall lights & spotlights, radiator, stairs off, double oak glazed doors to the kitchen.



Parking

Private parking on garden/plot directly opposite the front door of the house.



Gardens

Pleasant rear garden with patio, lawn & beautiful views. Access is available to other properties via garden gates. Property overlooking St Annes Church and gardens to rear.



Price

£249,950 Including carpet, kitchen fittings, range cooker, dishwasher, fridge freezer, automatic washer, lights, blinds, stove burner and curtains.

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.

Kitchen/Breakfast Room 13' 11" x 14' 4" (4.24m x 4.37m)

Superb professional fitted kitchen with a host of base cupboards with drawers, ample work top space & matching wall cabinets with under lighting. Matching drawer unit with integral lighting, white enamel sink, centre island with base cupboards & polished granite work tops/breakfast bar. There is also dining space, currently utilised with a dining table & 4 chairs (not included in the sale). Range master cooker set into the chimney breast with complimentary tiling and over lighting. Slide out cabinet with internal metal wracking/trays. Integrated dishwasher, automatic washing machine & fridge freezer. Spotlights to ceiling, kick space fan assisted heater, UPVC double glazed window, engineered hardwood flooring, double oak/glass doors to lounge.



Landing 16' 1" x 7' 10" (4.9m x 2.4m)

Wall lights, balustraded landing, loft access with foldaway ladder, large store cupboard.



Bedroom One 15' 1" x 10' 11" (4.6m x 3.34m)

Cornice ceiling, UPVC double glazed window, radiator, open views towards St Annes Church.



Bedroom Two 14' 9" x 10' 0" (4.5m x 3.5m)

Built in cupboard with gas central heating combi boiler, UPVC double glazed window, radiator, cornice ceiling.



Bedroom Three 11' 6" x 5' 9" (3.5m x 1.76m)

UPVC double glazed window, cornice ceiling, radiator.

Bathroom 5' 9" x 7' 10" (1.76m x 2.4m)

Modern designed bathroom, white suite & beautiful ceramic tiling to walls & floor, shaped bath with shower above & glass screens, wash basin, concealed flush w/c, fitted cabinets & mirror, UPVC double glazing, spotlights to ceiling.

