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SPRINGFIELD HOUSE BROADHEAD ROAD – BOLTON – OFFERS IN EXCESS OF £369,950

An attractive stone built end house, one of only six quality homes in an open courtyard setting off Broadhead Road, adjacent to Crowthorn, set in wonderful countryside with panoramic views, yet only 0.75 miles from Edgworth Village, within a conservation area. The redevelopment was completed in 2014 and No.1 offers generously proportioned living space that is contemporary in its style and presentation, giving a blank canvas for the incoming buyer. Ground floor ceilings are 2.81 metres high and with tall UPVC double glazed windows that help create an abundance of light and comfort. Fixtures and fittings are all high quality. The Siematic kitchen was designed and installed by Stuart Fraser, complete with Neff appliances. There are three double bedrooms each with professionally fitted furniture, the master having an en-suite shower room. The property is warmed by gas fired central heating and is offered for sale with no upward chain. Any viewers will surely be more than impressed and we can advise early viewing if not to be disappointed. please call Cardwells Estate Agents Bolton, seven days a week for an appointment to view on 01204 381281.

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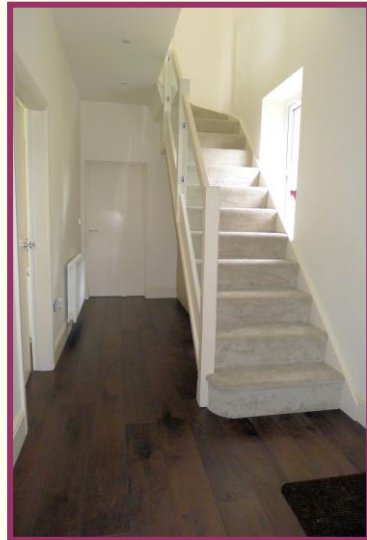
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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 7' 3" x 16' 11" (2.2m x 5.15m)
Arched entrance door to hallway. Engineered wood flooring, under stairs storage cupboard,

Cloaks W/C 2' 11" x 5' 6" (0.89m x 1.68m) Travertine walls & floor tiling, white w/c & wash basin, heated towel rail.

Lounge 19' 0" x 13' 1" (5.8m x 3.98m)
Twin doors out to the garden.



Dining Room 10' 9" x 15' 5" (3.28m x 4.7m)
French windows to side patio, 3 windows to rear, engineered wood flooring, walk through to kitchen.



Kitchen 11' 5" x 11' 7" (3.48m x 3.54m)
Siematic professionally fitted by Stuart Fraser with Neff appliances & Corian worktops, 1 1/2 bowl sink, sculptured drainer, range of floor & wall cabinets with island divider/breakfast bar, built in oven, microwave, induction hob, extractor hood/chimney, integrated dish washer, fridge freezer, engineered wood flooring.



Important notes

Redeveloped & effectively new in 2014 Historic ex school building dating from 1900's Build Zone warranty until January 2025 Gas central heated by radiators & UPVC double glazing 2 private parking bays Siematic kitchen with Neff appliances, by Stuart Fraser Management charge £500 per annum, management company appointed Sept 16 No upward chain ground ceiling height 2.81 metres Rural location yet 0.75 miles to Edgworth Village

Price:
O/O £369,950 including carpets, spotlights, kitchen fittings, oven, microwave, hob & hood, fridge freezer, dishwasher, fitted wardrobes.



Utility Room 11' 6" x 6' 6" (3.5m x 1.98m)

At maximum points. L shaped, Viessman central heated boiler, double base cupboard & single wall unit, plumbed for automatic washing machine.

Landing 7' 11" x 18' 5" (2.42m x 5.61m)

A bright & open space.

Bedroom One 11' 6" x 13' 3" (3.5m x 4.03m)

Professionally fitted furniture, 3 double & 1 treble wardrobes, dressing table, drawers.



En-Suite 8' 3" x 5' 11" (2.52m x 1.8m)

Travertine wall & floor tiling, oversize shower cubicle, T bar mixer shower & glass screen, wash basin vanity cupboard, w/c, heated towel rail.



Bedroom Two 11' 6" x 14' 9" (3.5m x 4.5m)

Professionally fitted furniture , 3 double wardrobes, 2 bedside drawers. Note: this room is Jack & Jill access to main bathroom.



Bedroom Three 11' 10" x 11' 10" (3.6m x 3.6m)

Professionally fitted furniture, sliding door wardrobe, dressing table & drawers.



Bathroom 6' 6" x 8' 4" (1.97m x 2.55m)

Travertine wall & floor tiling, white suite bath with shower above & glass screen, wash basin, vanity cupboard, w/c.

Parking

2 Private spaces to the side of the property, adjacent to patio.

Garden

Private garden area to side & rear of a good size, patio & lawn with wonderful open views. Beyond the rear & side hedges, the land is communal & maintained with the management fee.

