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**THORNS ROAD, ASTLEY BRIDGE, BL1 6NX**



- Semi detached family home
- Extended to rear
- Lounge, kitchen & dining area/snug
- Family bathroom
- Cloakroom/w.c
- Three double bedrooms
- Low maintenance garden
- Close to local amenities



**Offers in Excess of £200,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: bolton@cardwells.co.uk

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982





Beautifully presented, extended semi detached family home located within Astley Bridge, Bolton. The property is ideally placed for many local amenities, including an Asda and is situated close to many commuter routes. Internally there is everything a family could need. You enter via the hallway to a lounge with a large bay window and laminate flooring which runs throughout the downstairs living accommodation. From the lounge you have the dining area or snug which opens into a superb kitchen with a skylight and window overlooking the garden. From the kitchen there is a cloakroom/wc, ideal for the family. To the first floor there are three good sized bedrooms with the main bedroom giving the potential to split into two and a three piece family bathroom to the first floor. Externally there is a low maintenance flagged garden with a gate from the front leading down the side of the property. The rear garden is a good size with a lawned area and low maintenance patio with space for a shed and for patio furniture. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance hall:** Ceiling light point, radiator, laminate effect flooring, stairs to the first floor.

**Lounge:** 12' 10" x 11' 8" (3.90m x 3.55m) Ceiling light point, double glazed bay window to the front, radiator, laminate effect flooring.

**Dining area:** 12' 10" x 9' 6" (3.90m x 2.89m) Ceiling light point, radiator, laminate effect flooring, under stairs storage, open into the kitchen.

**Kitchen area:** 14' 10" x 9' 1" (4.53m x 2.76m) Ceiling light point, skylight, double glazed window to the rear, door to the side, range of fitted wall and base units with complimentary worktops with integrated gas hob, double electric oven, space for a washing machine, dryer, fridge/freezer, stainless steel sink with mixer tap and double drainer, tiled splashback to the walls.

**Cloakroom w.c:** Ceiling light point, Wc, wash hand basin, radiator, double glazed window to the side, tiled splashback to the walls, laminate flooring.

**Landing:** Ceiling light point, double glazed window to the side, radiator, loft access which is part boarded with pull down ladder.

**Bedroom 1:** 15' 11" x 11' 3" (4.86m x 3.44m) Ceiling light point, radiator, double glazed windows to the front.

**Bedroom 2:** 11' 1" x 8' 0" (3.39m x 2.43m) Ceiling light point, radiator, double glazed window to the rear.

**Bedroom 3:** 9' 1" x 7' 0" (2.77m x 2.13m) Ceiling light point, radiator, double glazed window to the rear.

**Bathroom:** 7' 11" x 4' 4" (2.42m x 1.32m) Ceiling light point, double glazed window to the side, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap and shower, tiled splashback to the walls.

**Outside:** To the front of the property there is a low maintenance flagged garden with a gate from the front leading down the side of the property. The rear garden is a good size with a lawned area and low maintenance patio with space for a shed and for patio furniture.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 26 March 1929

**Council tax:** Cardwells estate agents Bolton research shows the property is band B, annual cost of £1670 per annum

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 information provided, 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

