



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

HIGH BANK CRESCENT, DARWEN, BB3 2TD



- Stunning Detached Family Home
- Four Bedrooms
- Guest WC, Bathroom & Ensuite
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Lovely Landscaped Gardens
- Off Road Parking
- Excellent Commuter Access



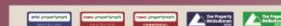
£265,000

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

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



This lovely stone fronted four bedroom detached house occupies an excellent position on this sought-after cul-de-sac which is located close to Bold Venture Park and is at the Bolton end of town. Having countryside walks, trains into Manchester and access to the M65 all only a few minutes drive away the property provides excellent family sized accommodation which has been thoughtfully arranged over three floors. The ground floor has the entrance hall with guest cloak room a large under stairs storeroom and a useful reception room (formerly the garage) with patio doors. This room has many uses including work from home space, bedroom or reception. The first floor has an elegant L shaped lounge/dining area with Juliet balcony and fantastic elevated views. There is a fitted breakfast kitchen with dining area and patio doors leading onto the garden. The second floor has the master bedroom with ensuite shower room, three further bedrooms, family bathroom and good sized store. Externally the property enjoys off road parking to the front with low maintenance landscaped gardens to the rear. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Double glazed door to the front elevation leading into the hall. Stairs lead off the hall to the first floor landing. Door through to the ground level reception room. Door to the guest W.C. Large under stairs store. Laminate floor. Radiator.

Ground Level Reception Room 21' 3" x 9' 1" (6.48m x 2.77m) Double glazed French doors to the front elevation. Amtico flooring. LED lighting. Radiator.

First Floor Landing Double glazed window to the side elevation. Stairs lead off the hall to the first floor landing with further stairs leading to the second floor.

Open Plan L Shaped Lounge/Dining Room 21' 0" x 17' 2" (6.4m x 5.23m) Double glazed window and French doors with Juliet balcony to the front elevation. Wooden floor. Radiators.

Breakfast Kitchen 18' 8" x 7' 10" (5.7m x 2.4m) Double glazed window and sliding patio doors to the rear elevation providing access to the terraced garden. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Integrated four burner gas hob with electric double oven and extractor. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer. Central heating boiler. Laminate floor. Radiator.

Second Floor Landing Stairs lead off the first floor landing. Double glazed windows to the side elevation. Loft access. Large store cupboard.

Bedroom 1 11' 8" x 10' 1" (3.56m x 3.07m) Double glazed window to the rear elevation. Radiator. Door through to the ensuite.

En-suite Double glazed window to the side elevation. Three piece suite comprising shower cubicle, pedestal wash hand basin and close coupled WC. Radiator.

Bedroom 2 9' 5" x 8' 2" (2.86m x 2.49m) Double glazed window to the front elevation. Radiator.

Bedroom 3 8' 5" x 7' 6" (2.56m x 2.28m) Double glazed window to the front elevation. Radiator.

Bedroom 4 8' 2" x 6' 9" (2.48m x 2.05m) Double glazed window to the rear elevation. Radiator

Family Bathroom Double glazed window to the side elevation. Three piece suite comprising bath with handheld shower. Pedestal wash handbasin and close coupled WC. Radiator.

Externally The front of the property has off-road parking for up to vehicles with steps to the side leading up to the rear which has a lovely landscaped garden with low maintenance terraced areas to three levels.

Price £265,000

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Council Tax The property is D rated which is at an approximate annual cost of £2,225 (at the time of writing).

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

