

Total area: approx. 115.4 sq. metres (1242.6 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.



**4 Cairngorm Drive, Ladybridge, Bolton, Lancashire, BL3 4UF**

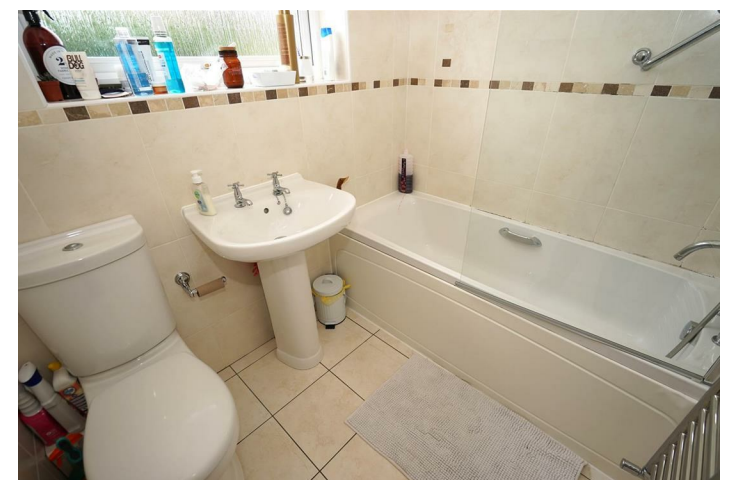
Deceptively spacious four double bedroom detached property with potential for expansion to side and rear subject to consent. The property is sold with no chain and vacant possession and offers excellent accommodation with two reception rooms, fitted kitchen and wc / utility area, four double bedrooms with built in / fitted wardrobes to all bedrooms and family bathroom viewing essential to appreciate all that is on offer.

**Offers In The Region Of £400,000**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>56</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC





Ideally located for access to motorway and railway links along with local schools this four bedroom detached property offers excellent family accommodation with potential to expand to side and rear subject to approval. The property currently comprises :- Porch, entrance hall, lounge, dining room, kitchen and wc / utility room. To the first floor there are four double bedrooms all with built in or fitted wardrobes and a family bathroom fitted with a three piece white suite. Outside there are open plan gardens to the front with driveway parking for 3 cars leading to a detached garage. Enclosed rear garden with lawn and patio area. Viewing is essential to appreciate all that is on offer. Sold with no chain and vacant possession.

**Porch**  
UPVC double glazed window to front, window to side, uPVC frosted double glazed window to rear, door to:

**Entrance Hall**  
Radiator, stairs to first floor landing, door to:

**Lounge**  
20'2" x 12'0" (6.15m x 3.65m)  
UPVC double glazed window to rear,

uPVC double glazed window to front with far reaching views of open countryside, living flame effect gas fire set in timber surround and marble effect inset and hearth, timber, two radiators, coving to ceiling.

**Dining Room**  
9'11" x 11'3" (3.02m x 3.44m)  
Window to front, radiator, laminate flooring, coving to ceiling.

**Kitchen**  
9'5" x 11'3" (2.88m x 3.44m)  
Fitted with a matching range of light oak fronted base and eye level units with complementary round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer and dishwasher, built-in electric fan assisted double oven, four ring halogen hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, uPVC double door to garden, door to:

**WC / Utility**  
5'5" x 6'11" (1.66m x 2.10m)  
UPVC frosted double glazed window to rear, plumbing for washing machine fitted with two piece suite comprising pedestal wash hand basin, low-level

WC and half height ceramic tiling to all walls.

**Landing**  
UPVC double glazed window to front, door to:

**Bedroom 1**  
11'0" x 12'0" (3.35m x 3.66m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising four built-in double wardrobes with hanging rails and shelving, radiator.

**Bedroom 2**  
9'11" x 11'3" (3.02m x 3.44m)  
UPVC double glazed window to front, built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator, coving to ceiling.

**Bedroom 3**  
9'5" x 11'3" (2.88m x 3.44m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, further built-in single wardrobe(s), built-in airing cupboard housing, lagged hot water cylinder, radiator, door to:



**Bedroom 4**  
8'5" x 12'0" (2.56m x 3.66m)  
UPVC double glazed window to front with views of open countryside, radiator.

**Bathroom**  
Fitted with four piece white suite comprising deep panelled bath deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, tiled flooring.

**Outside**

Open plan front garden, driveway to the front and side leading to garage and with car parking space for three cars, with lawned area and flower and shrub beds.  
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with steps up to lawned area and mature flower and shrub borders, detached single brick built garage.