



INDEPENDENT ESTATE AGENTS



## 10 Cambourne Drive, Ladybridge, Lancashire, BL3 4QF

A popular design of true bungalow located within a cul-de-sac, and on a well-regarded development. The design includes generous reception room and breakfast kitchen and three bedrooms one of which is currently used as a separate dining room. No chain.

- TRUE BUNGALOW
- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- BREAKFAST KITCHEN
- INDIVIDUAL ENTRANCE HALLWAY
- NO CHAIN.
- MODERN BATHROOM AND ADDITIONAL SEPARATE WC
- LARGE MAIN RECEPTION ROOM
- WELL STOCKED REAR GARDENS
- CUL-DE-SAC LOCATION



£300,000

# 10 CAMBOURNE DRIVE, LADYBRIDGE, LANCASHIRE, BL3

Available for the first time since its initial construction in 1972 and benefiting from no onward chain is this popular design of three bedroom detached true bungalow.

The design includes individual entrance hallway, with access to a separate WC, large main reception room and dining kitchen fitted with light woodgrain units and the inner hallway leads from the reception room and provides access to the three bedrooms, one of which is currently used as a separate dining room and also the modern bathroom.

To the front, there is a garden plus driveway providing access to the garage, a low maintenance side garden area and the rear garden is well stocked and enjoys views across nearby gardens towards Heaton.

The home has been well maintained during its lengthy ownership. The boiler is around five years old, and the property benefits from a new main roof and garage roof approximately five years ago.

The sellers advise that the property is Leasehold for a term of 999 years from construction with a Ground Rent of £10.00 per annum.

Council Tax Band is D.

## THE AREA

Cambourne Drive is a lovely cul-de-sac, located just off Armadale Road, which is just off Beaumont Road close to Wigan Road. Junction 5, M61 is approx. 1 mile away, whilst Lostock train station, which is on the mainline to Manchester, is just around 1.5 miles away. Many people, therefore, look to live within this area who may be requiring the good transport links towards Manchester city centre and for general travel. The closest significant commercial centre can be found at the Middlebrook retail development which is an out-of-town style complex and includes a host of commercial opportunities with the likes of cinema, bowling alley, gym and restaurants etc. Primary and secondary schools serve the postcode and so we feel that the area offers a rather good 'family-friendly package'.



## ROOM DESCRIPTIONS

---

### Ground Floor

#### Entrance Hallway

6' 8" x 5' 4" (2.03m x 1.63m) Access into a ground floor WC.

#### Downstairs WC

Gable window. WC with concealed cistern. Hand basin in matching vanity unit.

#### Reception Room 1

19' 2" x 11' 11" (5.84m x 3.63m) Large window to the front which overlooks the front garden. Feature fireplace. Access from reception room 1 into the kitchen and the inner hallway.

#### Kitchen

16' 5" x 10' 0" (5.00m x 3.05m) Gable window. Glass paneled side door. Well designed within the kitchen wall and base units in a light wood grain. Distinct breakfast bar area. Integral oven, hob, extractor, dishwasher.

#### Inner Hallway

Loft access (loft has fitted loft ladder and is extensively boarded with lighting) and access to the bedrooms

#### Bedroom 3

9' 1" x 8' 5" (2.77m x 2.57m) Currently used as the dining room. Gable window to side garden area.

#### Bedroom 2

Rear double. Rear window to the garden.

#### Bedroom 1

13' 3" x 10' 0" (4.04m x 3.05m) Rear double. Rear window to the garden. Fitted furniture.

### Family Bathroom

5' 5" x 10' 0" (1.65m x 3.05m) Gable window. Bath with shower from mains over. WC. Hand basin within vanity and storage unit. Tiled to exposed areas of the walls. Tiled floor.

### Outside Area

#### Outside Front

Flagged driveway. Shaped lawned garden. Mature beds, plants and shrubs.

#### Garage

Electric up and over door. Gas central heating combi boiler. Rear window. Power and lights. Options to place further appliances if required.

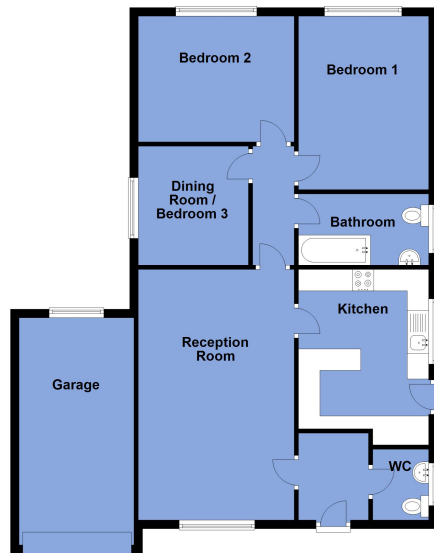
#### Outside Rear

Side patio. Rear patio. Lawned garden. Space for a shed. View across gardens towards the hills.





Ground Floor



Total area: approx. 94.2 sq. metres (1014.2 sq. feet)  
 THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		82
C	(69-80)		
D	(55-68)	64	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	64

**Lancasters Independent Estate Agents**  
 104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ  
 01204 697919  
 hello@lancasters.property