



**Wright Marshall**  
Estate Agents

23 CELANDINE WAY, BOLD WA9 4ZG

OFFERS OVER £340,000



**A Four Bedroom Detached property in a sought-after location with a good-sized garden, off-road parking and modern open-plan kitchen-diner.**

**NO ONWARD CHAIN**



A great opportunity to purchase a property in this popular location, enjoying all the practical attributes of being a short drive from amenities, schools, and superb access to road links.

This house has the benefit of a newly renovated, open-plan kitchen-diner with useful utility space within the single-storey extension, and an influx of natural light. In addition to this, there are 13 solar panels.

A sunny garden, fully enclosed, with a raised decking area, suitable for families of any age.

Significant investment has been made by the current owners by upgrading many costly components and modernising the living areas.

The accommodation comprises; Reception Hallway, WC, Living room, Dining Room leading to an orangery with French doors to patio, open-plan kitchen-dining room with French doors to patio, Principal bedroom with en-suite, along with three other well-proportioned bedrooms and a good-size family bathroom.

Viewing is highly recommended.

### LOCATION

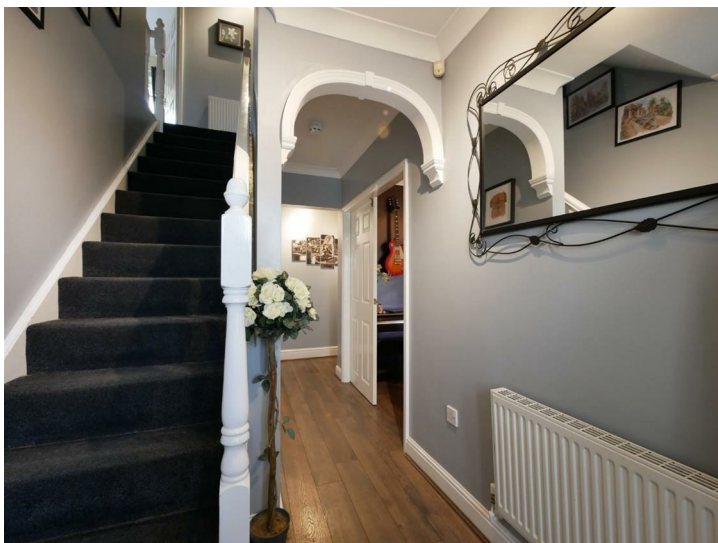
Bold is a civil parish in the Metropolitan Borough of St Helens in Merseyside, England. Bold itself is situated to the southeast of St Helens, near the boundaries of Halton and Warrington in Cheshire. The parish extends southwards beyond the M62 motorway and includes the hamlet of Bold Heath along with the Clock Face and New Bold area of St Helens.

Celandine Way is a well-presented 4 bedroom detached property in highly desirable village of Bold. Positioned in a cul-de-sac of the highly sought-after village location of Bold, within commutable distance to Manchester (22 miles approx.) and Liverpool (15 miles). The Central Train Station in St Helens is a 10-minute drive with lines to all major city locations in the UK.

### RECEPTION HALLWAY

6'03x17'08 (1.91mx5.38m)

White UPVC door with obscured glass and a full-length glazed side panel. Wooden flooring, telephone & internet point, ceiling light point, coved ceiling, Double panelled radiator. Fire Alarm. Thermostat. Doors leading to WC, living room and kitchen area. Stairs rising to the upper floor.



### WC

5'02x2'1 (1.57mx0.64m)

Low level WC with dual aspect flush and a pedestal hand basin

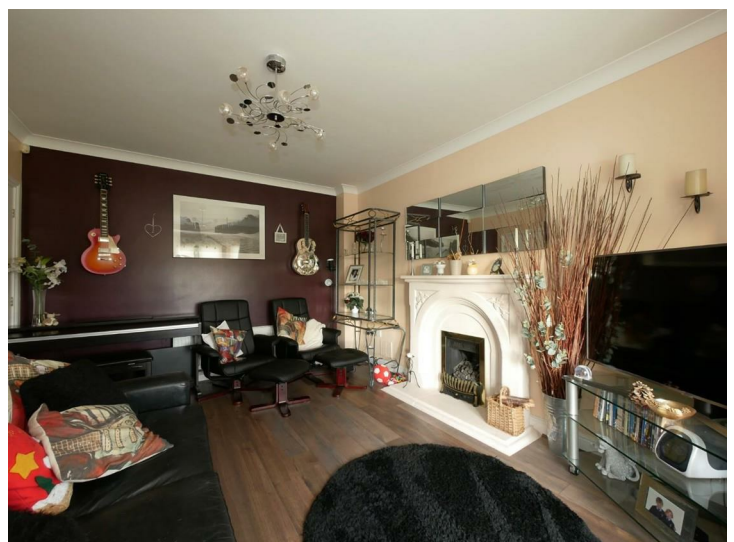
with chrome taps. Fully tiled walls and continuation of wooden flooring. Extractor fan. Electrical Consumer unit. Single radiator.



### LIVING ROOM

13'04x11'03 (4.06mx3.43m)

UPVC bay window overlooking the front garden. Two double panelled radiators. Wooden flooring. Ceiling light point. Coved ceiling. A decorative fire surround with coal effect living flame gas fire.



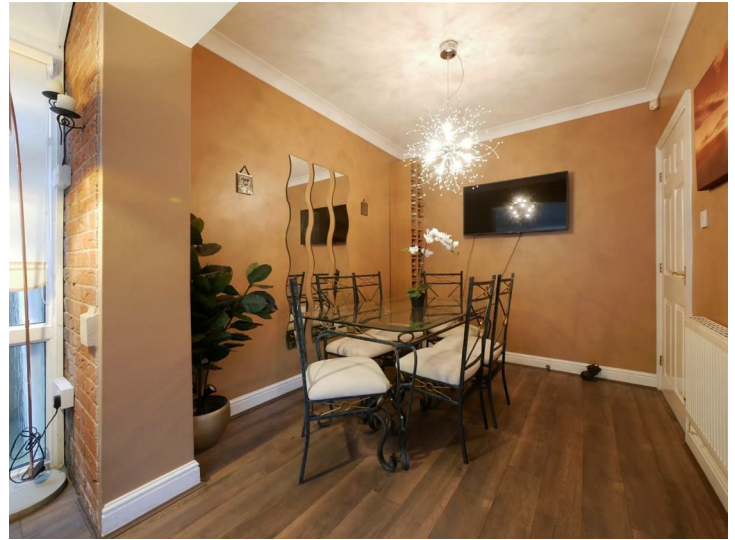


## KITCHEN-DINER

16'02x20'09 (4.93mx6.32m)

A selection of white, modern high gloss units incorporating drawers and cupboards with a granite effect laminated worktop and matching upstands. Island and breakfast bar with pull-out electrical ports and useful storage drawers and cupboards beneath. Fully tiled feature wall and matching splashback. Wooden floor. Integrated dishwasher, double fridge and double freezer. Integrated oven, grill and microwave. Black extractor hood above four-ring induction hob. Three skylights. Thermostat control system. Sunken double sink unit with chrome swan neck mixer tap and routed drainer. Window overlooking rear garden. Double French doors onto patio area. Multiple downlights. Double-panelled radiator.

Utility area - Matching high gloss white units and worktop, granite worktops and upstands, double glazed UPVC window onto rear aspect. Integrated Washing Machine.



## CONSERVATORY

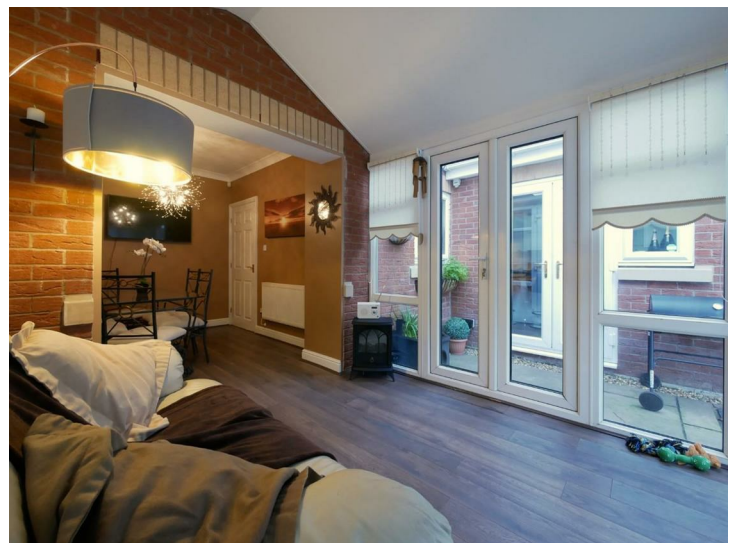
8'06x9'0 (2.59mx2.74m)



## DINING ROOM

7'11x9'0 (2.41mx2.74m)

Wooden floor. Double panelled radiator. Adjoining conservatory with double French doors leading to patio. Two ceiling light points. Double glazed, UPVC windows. Coved ceiling.



## FIRST FLOOR

### LANDING

15'11x4'05 (4.85mx1.35m)



### PRINCIPAL BEDROOM

10'01x13'01 (3.07mx3.99m)

A range of mirrored fitted wardrobes and above head units incorporating shelves and rails. Double radiator. Window looking on to front aspect. Wood-effect laminate flooring. Door to ensuite.



### BEDROOM 4

9'07x6'05 (2.92mx1.96m)

Wood-effect laminate flooring. Two double glazed windows looking onto front aspect. Raised storage area. Built-in wardrobe. Radiator. Loft hatch - pull down ladder, fully boarded, light fitting and power.

### ENSUITE

7'04x3'07 (2.24mx1.09m)

Three piece suite in white with chrome style fittings. WC with flush. Wash hand basin with chrome taps. Shower with rainfall shower head. Fully tiled walls, laminate flooring continued. Shaver socket.

### BEDROOM 2

9'02x7'03 (2.79mx2.21m)

UPVC window looking on to rear aspect. Useful built-in wardrobe with rails and shelves. Coved ceiling. Ceiling light point.



### FAMILY BATHROOM

6'03x7'0 (1.91mx2.13m)

A well-appointed three-piece suite in white with chrome style fittings. Low-level WC with dual flush. Wash hand basin with mixer tap. Bath with separate shower attachment and jets. Shower cubicle with rainfall shower. Fully tiled walls with decorative boarder. Wood effect laminate flooring. Shaver socket. Chrome heated towel rail. Chrome towel storage basket above bath. UPVC obscured glass window.

### BEDROOM 3

15'04x11'08 (4.67mx3.56m)

Single radiator. UPVC double glazed window looking onto rear aspect. Ceiling light point.





**EXTERIOR**

A good-sized, fully enclosed garden laid with artificial turf, surrounded by panelled fencing, raised flower beds and a raised decking area.



**GARAGE**

17'10x7'10 (5.44mx2.39m)

Accessible via UPVC pedestrian white door with obscured glass. Tilt-up and over canopy garage door with lock. Breeze-block interior. Electricity. Two solar panel meter systems.

**ANTI MONEY LAUNDERING (AML)**

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

**VIEWING**

The property may be viewed by appointment with the Agents' Tarporley Office. 01829 731300

**TENURE**

We understand the property is freehold. This should be verified through a solicitor.

**SERVICES**

Mains water, gas, drainage and electricity with the additional benefit of 13 solar panels.

**FREE MARKET APPRAISALS**

Wright Marshall covers a large area including Cheshire, Merseyside, Shropshire, North Wales and Derbyshire. If you are looking for your next home but are not yet on the market, we are happy to offer a FREE, no-obligation valuation to allow you to achieve a strong position within today's market.

**COUNCIL TAX BAND: D (St Helens Local Authority)**

**Ground Floor**  
Approx. 83.5 sq. metres (898.3 sq. feet)



**First Floor**  
Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 138.1 sq. metres (1486.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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