



- Four bedroom extended semi
- Lounge, dining room, conservatory
- Open plan, kitchen/diner/family room
- GF guest WC, en-suite & family bathrm
- Set in a quiet cul-de-sac location.
- Gas central heating, Alarm, cctv, UPVC
- Easy maintenance garden
- Private off road parking for several cars



£275,000

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A much extended and particularly well improved four bedroom semi detached family home with accommodation that extends to around 947 ft.². Situated in a consistently popular residential development, the family home is on a cul-de-sac with a children's park nearby, within walking distance of the town centre of Bolton and Bolton train station, and all of the superb shopping, leisure and dining facilities. The family home has been significantly extended with accommodation that briefly comprises: reception hallway, ground floor guest WC, lounge, dining room, conservatory, stylish open plan fitted kitchen/diner/family room, complete with central island and Range style cooker. First floor is a landing and four bedrooms. All of which benefits from fitted furniture and the master bedroom has an en-suite shower room. There is an additional white three-piece family bathroom suite, complete with a Jacuzzi bath. Externally the rear garden is fully enclosed and designed with easy maintenance and entertaining in mind whilst there is private off-road parking to the front for several cars. There is an abundance of living space, UPVC double glazing, gas central heating, a security alarm, CCTV cameras. There is so much to admire! In the first instance, there is a walk-through viewing video available to watch and then a private viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or via www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area extends to around 88 m²/947 ft.²

Reception Hallway: 10' 10" x 2' 11" (3.305m x 0.900m) UPVC entrance door, UPVC window, radiator, quality flooring, stairs off to the first floor.

Guest Wc: 4' 8" x 3' 4" (1.41m x 1.005m) A stylish two-piece suite comprising: dual flush wc, wash hand basin with contemporary style sink, UPVC window, fitted blinds, radiator, ceramic floor tiling.

Lounge: 13' 4" x 12' 3" (4.073m x 3.744m) Superbly presented reception room flooded with natural light, primarily from the UPVC window to the front, marble fireplace with electric fire, stylish matching wall and ceiling lights, quality timber flooring flows from the hallway through the lounge and into the dining room.

Dining Room: 9' 8" x 7' 9" (2.951m x 2.357m) Feature wallpaper to one wall, radiator, UPVC double doors that open into the conservatory.

Conservatory: 14' 0" x 9' 5" (4.262m x 2.864m) UPVC windows to 3 sides and the UPVC door that opens out onto the rear garden, radiator, quality flooring, ceiling light, and fan.

Open Kitchen Diner/Family Room: 16' 8" x 20' 8" (5.085m x 6.308m) Measure at maximum points. A superb open plan kitchen / diner / family room which is flooded with natural light, UPVC double glazed windows to the rear and the front. Superb range of matching drawers, base and wall cabinets with a central island that extends into a breakfast bar, Range style cooker with two ovens, grill, seven ring gas hob and matching extractor, integrated dishwasher, sink with powerful hose, two large feature radiators, understairs storage space, UPVC double glazed door to the side.

First Floor Landing: 12' 2" x 6' 2" (3.7m x 1.875m) Spot lighting, loft access point.

Master Bedroom: 14' 4" x 8' 4" (4.375m x 2.532m) Ceiling spot lighting, UPVC window to the front, radiator, stylish decorations, quality carpet, professionally fitted bedroom furniture.

En-suite Shower Room: 8' 3" x 5' 11" (2.521m x 1.813m) A stylish three-piece shower room suite comprising: dual flush WC, wash, hand basin and a corner shower enclosure, ceramic wall and floor tiling, UPVC window and fitted blinds.

Bedroom Two: 12' 3" x 9' 2" (3.728m x 2.787m) Stylish gloss white fitted bedroom furniture with wardrobes to one wall and a matching dressing table and drawers, spot lighting, UPVC window to the front with fitted blinds, quality flooring.

Bedroom Three: 8' 9" x 8' 10" (2.663m x 2.680m) UPVC window overlooking the rear garden with fitted blinds, spot lighting, fitted bedroom furniture including dressing table, radiator.

Bedroom Four: 10' 4" x 6' 2" (3.156m x 1.87m) UPVC window to the front with fitted blinds, radiator, professionally fitted bedroom furniture to one wall giving a range of wardrobes drawers and storage cabinets.

Bathroom: 6' 5" x 5' 6" (1.959m x 1.671m) A stylish white three-piece bathroom suite benefiting from a Jacuzzi bath with handheld shower option, dual flush WC and wash hand basin with vanity storage space below, stylish floor tiling with a sparkle effect, heated towel rail, modern non-touch illuminated mirror, UPVC window and fitted blinds.

Plot size. The overall approximate plot size is around 0.05 of an acre .

Energy performance certificate (EPC) The energy performance certificate rates, the property as C and is valid until February 2034.

Bolton Council Tax Rating: The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is B rated, this is at an annual cost of around £1,524 based on 2023 figures.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold.

Conservation area: Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

Flood risk information. Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a "very low" risk of flooding.

Viewings. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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Arranging a mortgage? Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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