



- Extended bay window semi
- Forecourt parking 2 cars
- Gas C.H, uPVC D.G
- Hallway with cloaks w.c
- Bayed lounge, 3 bedrooms
- Ftd kit/dining/family room
- Modern white bathroom
- Garden, huge workshop 3.60m x



**£174,995**

#### BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Superb extended semi with gas central heating and uPVC double glazing. Pleasant residential area in convenient location. Well presented, comprises; open storm porch, hallway with cloaks w.c off, bayed lounge, huge extended kitchen/dining room/family room 6.81m x 5.58m over all with a central pillar and 2 Velux roof lights. Fully fitted kitchen with a host of cabinets and a Rangemaster cooker. Realistically the extension gives with the lounge a total of 3 lounge/family areas. Landing, three bedrooms with fitted wardrobes to bedrooms 1 and 2. Modern white bathroom suite. Front garden is concrete pattern laid for parking 2 vehicles. Note; please, what looks like a garage on the photographs to the front is not wide enough and is therefore classified as storage etc, would be ok for motorbike etc. The rear garden is level and fenced, laid with Astroturf lawn and has rear access to the side storage and a huge workshop that is Waney lap faced 3.60m x 7.25m with power supplied. This could be utilised for a variety of uses, as it now is, or a home office, playroom, garden room etc.

Viewing is highly recommended but first please watch the viewing video then call Cardwells Estate Agents Bolton, 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk) 7 days a week.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**External storm porch:** uPVC double glazed window and entrance door.

**Hall:** 15' 7" x 5' 10" (4.75m x 1.77m) Spindle staircase off, laminate flooring, radiator.

**Cloaks w.c:** Off hallway, under the stairs, white w.c and wash basin.

**Lounge:** 14' 0" x 13' 3" (4.26m x 4.04m) into square bay uPVC double glazed window and feature archway, brick chimney breast, fireplace, inset gas flame fire, fitted book shelves to chimney recesses, radiator.

**Kitchen/dining/family room:** 22' 4" x 18' 4" (6.81m x 5.58m) Extended with 2 Velux roof windows. Has a centre pillar with breakfast bar off, full range of kitchen cabinets with ample worktop space and a twin bowl stainless steel sink. Rangemaster cooker with stainless steel extractor hood, plumbing for automatic washing machine, feature suspended ceiling with inset lighting. Contemporary fireplace and hearth, electric fire, laminate flooring, 2 radiators, uPVC double glazed window and double uPVC doors to garden.

**Landing:** 7' 1" x 7' 6" (2.15m x 2.28m)

**Bedroom 1:** 12' 0" x 12' 4" (3.65m x 3.75m) Fitted wardrobes to 1 wall, uPVC double glazed window, laminate flooring, radiator.

**Bedroom 2:** 9' 9" x 12' 4" (2.96m x 3.75m) Fitted mirror wardrobes, laminate flooring, uPVC double glazed window, radiator.

**Bedroom 3:** 7' 6" x 8' 0" (2.29m x 2.45m) uPVC double glazed window, radiator, wall mounted Vaillant gas combi central heating boiler, laminate flooring.

**Bathroom:** 6' 5" x 7' 4" (1.96m x 2.24m) Modern white suite, shaped bath, concealed flush w.c, vanity wash basin and storage cupboard. Heated towel rail, uPVC double glazed window, feature lighting to skirings, bath and vanity unit.

**Parking:** Concrete pattern driveway space to park 2 cars.

**Garden:** Front garden as above, rear garden is fully enclosed and a natural sun trap, Astroturf lawn, outside light and tap, access to side storage sheds, split into 2 interconnecting rooms to the rear of the garden across the full width is a large workshop 7.25m x 3.60m which could be used for many different purposes ie garden room, gymnasium, home office, playroom etc as may be required.

**Price:** £174,995

**Tenure:** We are advised the property is Freehold.

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Bolton, 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk) 7 days a week.

**Please note: all viewings are by appointment only through our BOLTON Office**

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