

Woodcott Bank, Astley bridge, Bolton, Lancashire. **Gated Development Of Only 5 Properties**



Offers in the Region Of £435,000

Woodcott Bank, Astley bridge, Bolton, Lancashire. **Gated Development Of Only 5 Properties**
Woodcott Bank is a distinctive detached residence being one of only 5 similar homes on an exclusive,

gated development. The home was completed in 2000 and during this time has undergone a comprehensive programme of modernisation with exacting standards throughout. This is a superbly presented family home offering spacious accommodation with entrance porch, reception hallway, two piece cloakroom, superb lounge, modern fitted integrated dining kitchen, 4 double bedrooms ~ all fitted.

Luxury fitted four piece En-suite plus luxury fitted four piece family bathroom. Attractive landscaped tiered gardens to the rear with paved patio, lawn and terrace overlooking a backdrop of mature woodland.

STUNNING FAMILY HOME

LARGE FAMILY GARDEN / CORNER PLOT

**INTEGRAL GARAGE - POTENTIAL TO
CONVERT**

QUIET CUL-DE-SAC LOCATION

**ONE OF FIVE EXECUTIVE STYLED
HOMES IN GATED DEVELOPMENT**

Entrance Hall -

Alarm box. Stairs with carpet flooring. White banister. Hard wood flooring. Entrance to garage. Pendant ceiling light. Window with opener. Light switch. Large front door with windows surrounding.

Lounge -

Hardwood flooring. 2 large ceiling lights. 2 medium windows at the front with openers on them. Solid marble surround, gas fire place. Burglar sensor in the corner. T.v aerial and phone connection. 2 long thin windows at either side of the fire place. Internet connection. Vertical grey radiator. 2 wall lights 3 double plug sockets.

Dining Room -

Hardwood flooring. Smoke detector. 2 double plug sockets. Wall light. Double patio doors leading out to rear garden. Pendant ceiling light.

Kitchen -

Gray tiled flooring. High gloss purple cabinets with dark wood tops. Chrome sink with mixer tab and drainage board. Island counter with 3 hanging pendant lights. Double oven. 8 gas ring burners. Integrated dishwasher. Integrated extractor fan. Large window looking out to rear garden 2 openers. Integrated fridge freezer. Door leading to back garden. Double panel radiator. Side window with top opener. 7 double plug sockets. Cream cabinets. 7 recess ceiling spotlights.

Utility room -

Hardwood flooring. Space for a washing machine and a dryer. Space for an extra fridge/freezer. Access to downstairs w.c. 2 recess ceiling spotlights.

W.C -

Hardwood flooring. White w.c. White sink with chrome mixer tap . 2 recess ceiling spotlights. Extractor fan. Wall mounted toilet roll holder and towel holder. Silver and white splash back for sink.

Landing -

Carpet flooring. Pendant ceiling light. Access to all 4 bedrooms. 2 light switches. Single panel radiator. Double plug socket. Loft hatch.

Master Bedroom -

Carpet flooring. Fitted wardrobes and bedside tables with shelves above them . Pendant ceiling light. 2 wall mounted lights above the bed will pull strings. En suite access. Fitted dressing table. Large window with 2 openers. TV aerial connection.

En-suite -

Cream tiled flooring. Cream wall tiles with brown tile feature. Frosted glass window with opener. Wall mounted mirror with shelf. Wall mounted tooth brush holder and towel holder. Wall mounted toilet roll holder. Standing shower with chrome fixtures and mixer tap. White w.c and white sink wit chrome mixer tap. Chrome towel heated radiator. 5 recess ceiling spotlights. Extractor fan. Tilled ceiling.

Bedroom 2 -

Cream tiled flooring. Cream wall tiles with brown tile feature. Frosted glass window with opener. Wall mounted mirror with shelf. Wall mounted tooth brush holder and towel holder. Wall mounted toilet roll holder. Standing shower with chrome fixtures and mixer tap. White w.c and white sink wit chrome mixer tap. Chrome towel heated radiator. 5 recess ceiling spotlights. Extractor fan. Tilled ceiling.

Bedroom 3 -

Carpet flooring. 3 double plug sockets. Double panel radiator. Pendant ceiling light. light switch. Large window with opener looking on to rear garden. second window looking to side of property with opener.

Bedroom 4 -

Carpet flooring. Double panel radiator. Pendant ceiling light. Flick switch. Large window with two openers overlooking rear garden. Wall mounted shelf and tv. 3 double plug sockets.

Family Bathroom -

Black tiled walls and flooring. White w.c. White sink with chrome mixer tab. Corner shower with chrome mixer tap. Toothbrush and soap holders, wall mounted. Stand alone bath with central chrome mixer tap. Chrome towel heated radiator. Wall mounted towel holder and toilet roll holder. Extractor fan. Frosted glass windows with opener. Tiled ceiling. 5 recess ceiling spotlights.

Loft - Space for storage, partially boarded.

Tenure - Leasehold

Council Tax Band - E