

1 Lomond Place, Ladybridge, Bolton, BL3 4PS



## Offers Around £425,000

Five bedroom extended detached property in the very popular residential area of Ladybridge. Close to local schools, shops and all local amenities. This property benefits from large enclosed rear garden, off road parking for a number of vehicles, garage, conservatory and two bathrooms with a downstairs WC.

Viewing is highly recommended to appreciate all that is on offer and position of this property.

- Extended Detached
- Off road Parking
- Garden With Decked Patio Area
- Conservatory
- Council Tax Band D
- 5 Bedroom
- Garage
- Two Bathroom
- Popular Location
- EPC Rating C



Five bedroom extended detached property in the popular residential location of Ladybridge, close to local shops, schools, local amenities Deane Golf Club and access to many country walks for the more adventurous. The property comprises:- Outer porch, hallway, lounge, dining room, kitchen, breakfast room, W.C. garage, conservatory. To the first floor there are five bedrooms, two bathrooms, and a large landing area. The outside has a large front garden and fully enclosed rear garden with decked patio seating area. The property also benefits from being fully double glazed, and gas central heating. Its position in a quiet Cull-De-Sac make it an ideal family home viewing is essential to appreciate the position, size and location of the well presented detached home.



## Porch

### Entrance Hall

UPVC obscure double glazed window to front, double radiator, stairs :

### Lounge 12'4" x 14'0" (3.75m x 4.26m)

UPVC double glazed window to front, electric fire set in feature Adam style surround, radiator, open plan to:

### Dining Room 10'9" x 9'11" (3.28m x 3.01m)

Double radiator, uPVC double glazed entrance double door to conservatory.



### Conservatory

UPVC double glazed construction with polycarbonate roof, ceiling fan and power and lights, two uPVC double glazed windows to side, uPVC double glazed windows to rear, wall mounted electric fire, uPVC double glazed entrance double door to rear, :

### Kitchen 10'9" x 10'6" (3.28m x 3.21m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, gas cooker, uPVC double glazed window to rear, double radiator, door to:



### Breakfast Room 6'6" x 7'8" (1.98m x 2.33m)

Radiator, uPVC double glazed entrance double door to garden:

### WC

Radiator wash hand basin, low level W.C.

### Landing

Door to:





**Bedroom 1 12'7" x 11'1" (3.84m x 3.39m)**

UPVC double glazed window to front, fitted with a range of wardrobes built-in wardrobe(s) with part mirrored door, hanging rails, shelving and overhead storage,, radiator:

**Bedroom 2 10'9" x 12'2" (3.28m x 3.71m)**

UPVC double glazed window to rear, radiator, Storage cupboard.

**Bathroom**

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure with glass screen and low-level WC, half height ceramic tiling to all walls, mirrored cabinet, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

**Bedroom 3 10'2" x 7'8" (3.10m x 2.33m)**

UPVC double glazed window to front, radiator.

**Bedroom 4 8'7" x 9'5" (2.61m x 2.87m)**

UPVC double glazed window to front, Storage cupboard, radiator:

**Bedroom 5 8'0" x 7'8" (2.44m x 2.33m)**

UPVC double glazed window to rear, radiator.

**Bathroom**

Three piece suite comprising wash hand basin, tiled shower cubicle with glass screen and low-level WC, tiled surround, uPVC frosted double glazed window to side, radiator.

**Garage**

Attached garage, metal up and over door.

**Outside Front**

Garden laid to lawn with mature planting and driveway leading to garage.

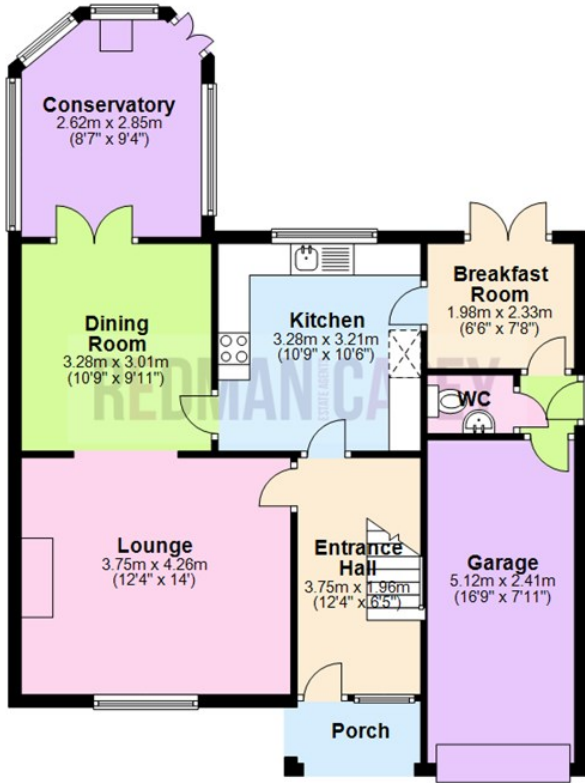
**Outside Rear**

Enclosed garden laid to lawn, with decked patio seating area.



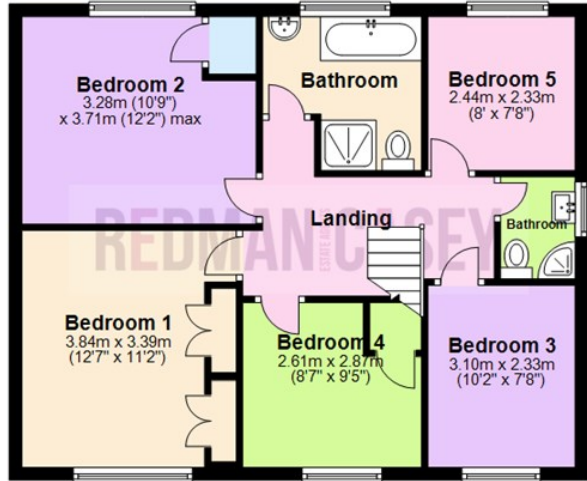
### Ground Floor

Approx. 77.1 sq. metres (830.1 sq. feet)



### First Floor

Approx. 64.0 sq. metres (688.9 sq. feet)



Total area: approx. 141.1 sq. metres (1519.1 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

