

94 Seymour Road, Astley Bridge, Bolton, BL1 8PT



£220,000

Superbly presented and extended semi detached, located in this highly sought after residential area close to all local amenities, shop, schools and transport networks. The property offers excellent and flexible accommodation with spacious reception rooms, three bedrooms plus loft room and fitted kitchen and bathroom. Gardens and garage to the rear and double driveway to the front. Sold with no onward chain and vacant possession will be available

- 3 Bedrooms Plus Loft Room
- Superbly Presented
- EPC Rating
- Lounge & Open Plan Living Kitchen Diner
- Viewing Essential
- Council Tax Band



Situated in the popular area of Astley Bridge, this family home offers excellent accommodation which has been extended to provide flexible accommodation which comprises : Entrance hall, lounge, living kitchen dining area, utility wc. To the first floor there are three bedrooms two of which have fitted wardrobes and bathroom fitted with a modern three piece white suite, there is a loft room which has been adapted to make extra space for an office or occasional bedroom. To the front there are a paved and black paved double driveway with parking for 2 cars, to the rear there is a enclosed garden with patio and artificial lawn, storage area and detached brick built garage with power and light connected. The property is sold with no chain and vacant possession and is ideally located for access to local amenities, shops and schools. Viewing is essential to appreciate all that is on offer.



Entrance Hall

UPVC frosted double glazed window to front, built-in under-stairs storage cupboard, Feature chrome radiator, LVT flooring, stairs to first floor landing, uPVC double glazed entrance door, door to:



Lounge 8'11" x 11'7" (2.72m x 3.52m)

Window to front, window to side, fireplace with tiled inset and hearth, solid fuel burner stove with glass door in chimney, radiator, laminate flooring, coving to ceiling.

Kitchen / Living Room / Diner 19'4" x 17'6" (5.89m x 5.34m)

Fitted with a matching range of modern white base and eye level units with underlighting, drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, induction hob with extractor hood over, microwave, two windows to side, three windows to rear, window to front, radiator, double radiator, LVT flooring, uPVC double glazed french doors to garden, door to:



Utility / WC 8'0" x 4'9" (2.44m x 1.45m)

Base cupboards with round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for freezer, uPVC double glazed window to side, ceramic tiled flooring, fitted with low-level WC.

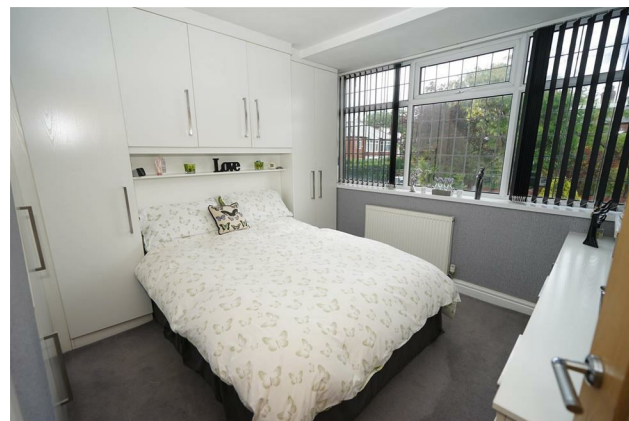
Landing

Door to:



Bedroom 1 9'5" x 11'0" (2.86m x 3.35m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in single wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching drawers and desk unit under, radiator.

**Hall**

Stairs second floor, door to:

Bedroom 2 9'5" x 10'8" (2.87m x 3.26m)

UPVC double glazed leaded window to front, uPVC double glazed leaded window to side, fitted bedroom suite with a range of wardrobes comprising two fitted double single wardrobes, built-in under-stairs storage cupboard, radiator, door to:

**Bedroom 3 6'1" x 6'6" (1.85m x 1.97m)**

UPVC double glazed leaded window to front, single radiator.

Bathroom

Fitted with three piece white suite comprising deep panelled bath with shower over and folding glass screen and pedestal wash hand basin vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, LVT flooring.

**Office 9'1" x 11'1" (2.78m x 3.38m)**

Double glazed velux skylight, Storage cupboard, laminate flooring, double door.

Outside

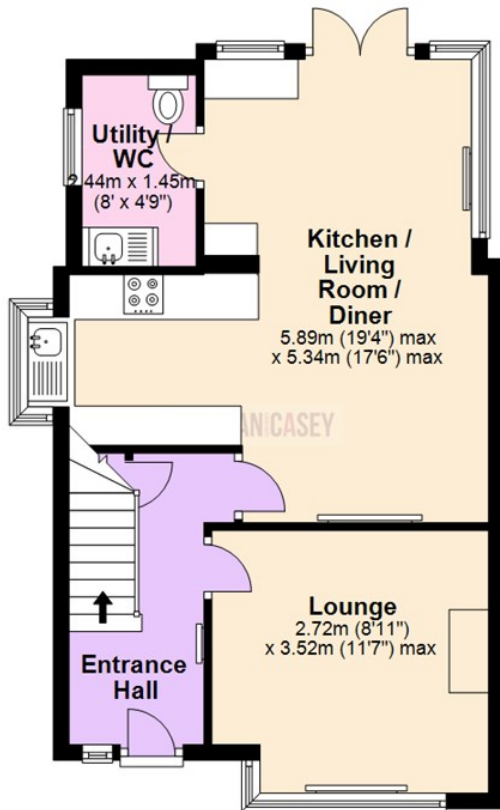
Front garden, enclosed by dwarf brick wall to front and sides, block paved driveway to the front car parking space for two cars.

Rear garden, enclosed by brick wall and timber fencing to rear and sides, raised, artificial lawned area, paved sun patio with covered seating area, courtesy lighting, detached brick built garage with power and light connected side entrance door and up and over front door.



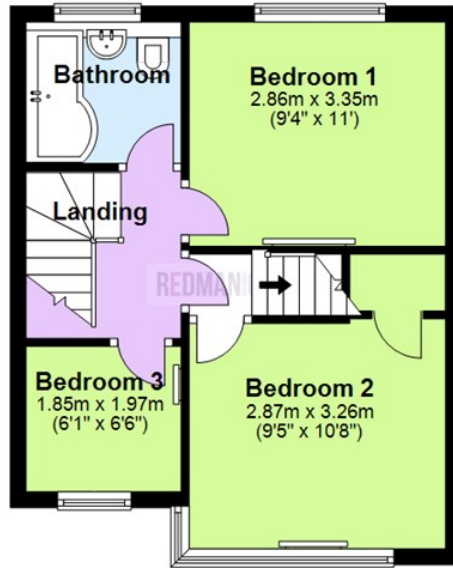
Ground Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



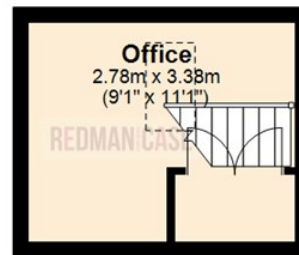
First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



Second Floor

Approx. 9.4 sq. metres (101.2 sq. feet)



Total area: approx. 89.3 sq. metres (961.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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