

49 Cranberry Drive, Bolton, Lancashire, BL3 4TB



Offers Around £235,000

Three bedroom mews property in a very popular residential location. Close to local primary and secondary schools, local shops, amenities and good transport links. Benefitting from double glazing, gas central heating, large conservatory, enclosed garden to rear and off road parking for two vehicles. Viewing recommended to appreciate all that is on offer.

- Three Bedrooms
- Conservatory To Rear
- Double Glazing
- Enclosed Rear Garden
- EPC Rating C
- Downstairs WC in Cloakroom
- Of Road Parking For Two Vehicles
- Gas Central Heating
- Council Tax Band C



Three bedroom mews property situated in a very popular residential location, This modern home benefits from of road parking for two vehicles, enclosed garden to rear, gas central heating, fully double glazed, fitted wardrobes to all bedrooms, conservatory to the rear. The property comprises:- Entrance hall, WC, lounge, kitchen, conservatory, to the first floor there are three bedrooms and a family bathroom. Quiet location and close to good transport links, primary and secondary schools plus all local amenities. Viewing is highly recommended to appreciate all that is on offer.

Entrance Hall

UPVC double glazed window to side, radiator,:

WC

UPVC frosted double glazed window to front, two piece suite comprising, vanity wash hand basin with cupboard under, tiled splashback and mirror and low-level WC, radiator.

Lounge 15'8" x 14'6" (4.77m x 4.42m)

Radiator, double radiator, stairs, :

Kitchen 8'3" x 14'6" (2.51m x 4.42m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and ceramic worktop space over, 1+1/2 bowl stainless steel butler style sink unit with stainless steel mixer tap and tiled splashbacks, plumbing for automatic washing machine and dishwasher, vent for tumble dryer, space for fridge/freezer, electric fan assisted oven with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear, door to Storage cupboard.

Conservatory

UPVC double glazed construction with double glazed and power and light, two uPVC double glazed windows to rear, two uPVC double glazed windows to side, double radiator, uPVC double glazed entrance double door to garden.

Storage cupboard.

Bedroom 1 14'0" x 8'4" (4.26m x 2.54m)

UPVC double glazed window to front, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving and overhead storage, radiator, two double doors,:

Bedroom 2 10'1" x 8'2" (3.07m x 2.49m)

Window to rear, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage and drawers, radiator, two double doors,:



Bedroom 3 10'2" x 6'0" (3.11m x 1.83m)

UPVC double glazed window to front, fitted wardrobe(s) with hanging rail and shelving, radiator,:

Bathroom

Three piece suite comprising deep panelled bath, vanity wash hand basin with cupboard under, mixer tap, ceramic tiling to all walls and mirror with electric power shower and folding glass screen and low-level WC, uPVC frosted double glazed window to rear, radiator.

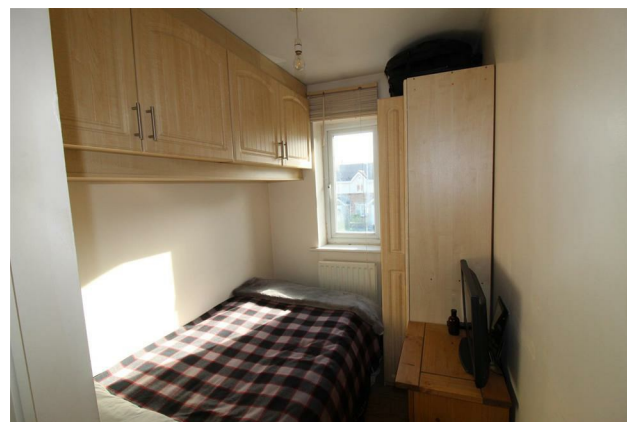
Landing

Outside Front

Parking for two vehicles

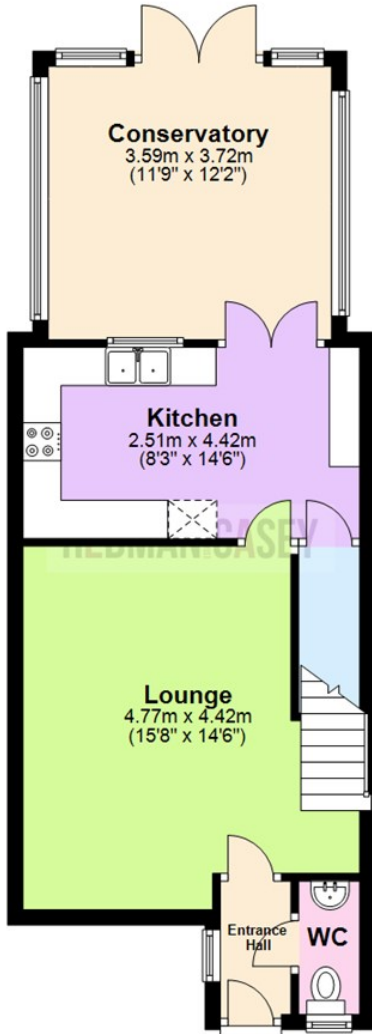
Outside Rear

Enclosed rear garden with lawn mature planting and garden shed.



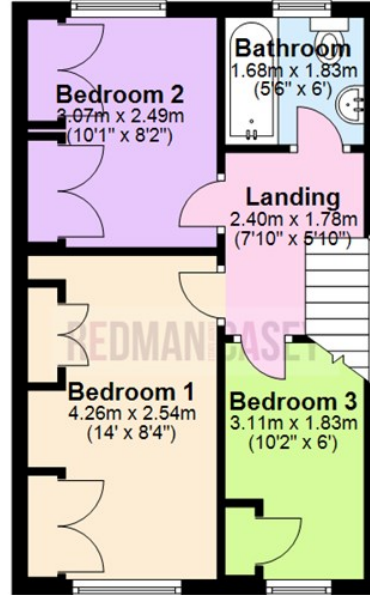
Ground Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 86.0 sq. metres (925.5 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		90
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

