







**£400,000**

Situated in a quiet cul-de-sac in the popular location of Bolbeck Park is this three bedroom link-detached family home. The accommodation in brief comprises a lounge, kitchen/breakfast room, cloakroom, conservatory, a part-converted garage into a second reception room or bedroom, three bedrooms upstairs and a family bathroom. Externally the property boasts a private rear garden, driveway parking for multiple vehicles and a storage area at the front of the garage conversion, accessible via barn style doors.

# Property Description

## **ENTRANCE**

UPVC double glazed door to:

## **ENTRANCE HALL**

Doors to lounge and cloakroom, radiator, tiled floor.

## **CLOAKROOM**

UPVC double glazed frosted window to side aspect. Low level WC with push button flush, pedestal wash hand basin, radiator, part tiled walls, tiled floor.

## **LOUNGE**

UPVC double glazed window to front aspect. Door to kitchen/diner, radiator, stairs rising to first floor, under stairs storage cupboard, wooden floor, gas fireplace.

## **RECEPTION ROOM/BEDROOM**

UPVC double glazed window to rear aspect. Column radiator, wooden flooring, spotlights, fitted gloss storage cupboards.

## **KITCHEN**

UPVC double glazed window to rear aspect. Fitted with a range of soft close base and eye level units with square edge quartz work surface over, stainless steel inset sink unit with mixer tap over, integrated: double oven, five-ring gas hob with extractor hood over, and dishwasher; space for American-style fridge freezer and washing machine, column radiator, wall-mounted boiler, tiled floor, spotlights, under unit lighting, open to office, sliding door to garage conversion.

## **CONSERVATORY**

UPVC double glazed and brick built construction with solid roof, radiator, tiled floor.

## **LANDING**

UPVC double glazed window to side aspect. Doors to bedrooms and bathroom, access to part boarded loft space with light via ladder, airing cupboard housing hot water tank and linen shelving.

## **BEDROOM ONE**

UPVC double glazed window to rear aspect. Radiator, built-in wardrobe, wood effect laminate flooring, ceiling fan.

## **BEDROOM TWO**

UPVC double glazed window to rear aspect. Radiator, wood effect laminate flooring.

## **BEDROOM THREE**

UPVC double glazed window to front aspect. Radiator, over stairs storage.

## **BATHROOM**

UPVC double glazed frosted window to rear aspect. Low level WC with push button flush, wash hand basin set in vanity unit with mixer tap over, panelled bath with mixer tap and shower attachment, wall-mounted electric shower, part tiled walls, tiled floor, shaver point.

## **OUTSIDE**

### **FRONT GARDEN**

Block paved driveway providing off-road parking for several vehicles, gravel area, path to front door, outside light, slate area.

### **REAR GARDEN**

Mainly laid to lawn with block paved patio area, mature shrub/hedge borders, shed to remain, outside tap, outside light, private rear gated access, external power supply, all enclosed by timber fence panelling.

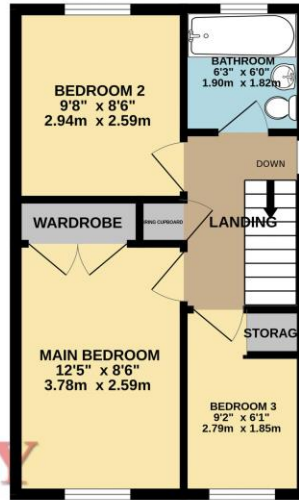
### **GARAGE**

Garage offering storage space with power and lighting, additional loft storage space.

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.

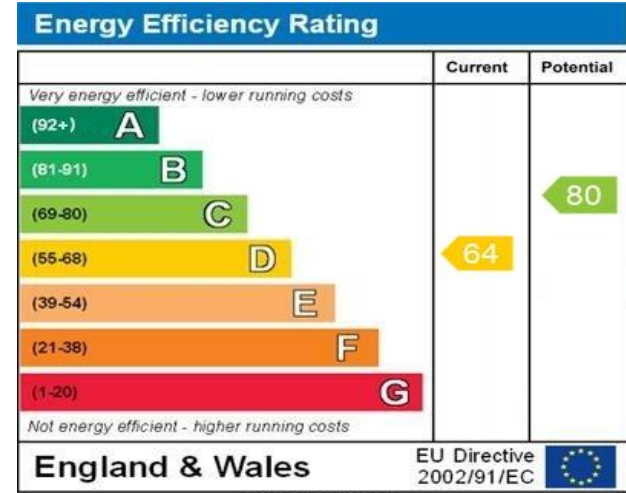


1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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