



- Extended semi detached family home
- Open plan family room/dining kitchen
- Separate lounge
- 4 bedrooms
- Utility room, ground floor w.c
- En suite to master bedroom
- Driveway and garden
- Popular location



£425,000

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A simply stunning 4 bedroom family home. Situated on Junction road this semi detached property has been sympathetically developed retaining many original period features while boasting impressive space and an extended kitchen/dining/lounge. Downstairs the property also benefits from a second reception, wet room and a utility. Upstairs each of the bedrooms are a double and the master has an en-suite, and there is also a family bathroom and separate w.c. Outside there is a generous garden perfect for families and entertaining. To the front there is an attractive laid to lawn area and driveway. Junction road is highly convenient for commuting with excellent motorway access, is close to popular schools such as St Marys C of E and Ladybridge primary schools and Bolton School. Local amenities include Deane Golf Club and there are lovely walks such as the Middlebrook Trail. Viewings are strictly by appointment and can be arranged by contacting Cardwells Estate Agents Bolton by phone on 01204381281, by email bolton@cardwells.co.uk, or via the website at www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance porch, quarry tiled floor, original front door with a leaded light stained glass panel and matching window panels aside

Reception hall: 16' 10" x 7' 8" (5.13m x 2.33m) Radiator, coving to the ceiling, built in under stairs storage cupboard.

From the entrance hall there is a feature staircase leading to landing.

Annex utility room: 7' 0" x 7' 9" (2.13m x 2.36m) uPVC double glazed door front aspect, radiator, fitted wall units, space and plumbing for a washing machine, space for a tumble dryer, further uPVC double glazed door garden aspect.

Living room: 15' 8" x 12' 7" (4.78m x 3.84m) uPVC double glazed bay window front aspect, fireplace incorporating a living flame gas fire, two radiators, picture rail, coving to the ceiling.

Wet room: uPVC frosted double glazed window rear aspect, shower cubicle, wash basin, close coupled WC, heated towel rail, part tiling to the walls.

Kitchen family area: 28' 3" x 20' 3" (8.6m x 6.16m)

Kitchen area: 2 uPVC double glazed windows and twin opening doors, rear garden aspect, three double glazed Velux skylight windows, range of modern fitted wall and base units, granite work surfaces, central island breakfast bar, with an inset sink built-in microwave oven, drawers and cupboards, range cooker, extractor canopy above, Belfast sink with mixer tap, space for an American fridge freezer four radiators inset spotlights to the ceiling, coving.

Landing: Picture rail, coving to the ceiling, doors lead to,

Bedroom 1: 15' 5" x 10' 3" (4.71m x 3.13m) uPVC double glazed bay window front aspect, two radiators,, fitted wardrobes with overhead storage cupboards and bedside drawers coving to the ceiling.

En suite shower room: 3' 5" x 8' 5" (1.05m x 2.56m) uPVC double glazed window rear aspect, contemporary suite comprising, close WC, wash basin with mixer tap built-in to the walls

Bedroom 2: 13' 8" x 10' 3" (4.16m x 3.12m) uPVC double glazed window rear aspect, fitted wardrobes, inset spotlights to the ceiling.

Bedroom 3: 9' 0" x 9' 1" (2.74m x 2.78m) uPVC double glazed window rear aspect, fitted wardrobes with sliding doors leading to the garden

Bedroom 4: 8' 8" x 8' 0" (2.65m x 2.43m) uPVC double glazed window rear aspect, fitted wardrobe, inset spotlights to the ceiling.



Family bathroom: 8' 0" x 7' 10" (2.44m x 2.38m) uPVC frosted double glazed window rear aspect, white suite comprising, Jacuzzi style corner bath, shower cubicle, wash basin with mixer tap inset to a vanity unit, tiled floor, tiling to the walls, radiator, inset spotlights, chrome plated towel rail.

Separate w.c.: 5' 1" x 2' 11" (1.55m x 0.89m) Close coupled WC, wash basin inset to a vanity unit, tiled floor, tiling to the walls, radiator, inset spotlight to the ceiling.

Garden: To the front there is a patterned concrete driveway which provides ample off-street parking. To the side of the driveway there is an elevated laid to lawn garden with feature plants. To the rear there is a generous sized garden which is mainly lawn and is well stocked with trees and plant displays. Directly behind the house there is a paved patio area. To the bottom of the garden there is a wooden deck patio a water feature and rockery displays.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 1 November 1931

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