



COLMORE GROVE, BOLTON, BL2 3AW



- Fantastic family home
- 3 bedrooms
- Extended to the rear
- Stunning kitchen with centre island
- 3 piece bathroom with jacuzzi bath
- Driveway parking
- Close to local schools
- Walking distance to train station



£190,000

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Beautifully presented, extended semi detached family home located within an elevated position on a cul-de-sac in Tonge Moor. This stunning property has been extended to the rear to provide a simply beautiful property, which is ready to move into. The property is ideally placed for easy access to the areas amenities which include the train station which serves Manchester, popular schools, shops, the local countryside and excellent leisure and recreational facilities. The accommodation comprises a porch which leads into the lounge which is beautifully presented with a recently fitted media wall and bow window to the front. From the lounge there are double doors leading into the stunning kitchen (the hub of the home) complete with granite worktops, central island unit, underfloor heating and integrated appliances. To the first floor there are three good sized bedrooms, all with fitted wardrobes and a three piece family bathroom incorporating a wc, vanity unit with inset sink and a jacuzzi style bath. Externally there is driveway parking and a raised, low maintenance garden which stretches around the side of the property. The rear of property has a raised decked seating area and a "Man Cave" which has electrics and separated into two areas, a utility area and a television area. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381282 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 4' 3" x 4' 4" (1.30m x 1.31m) Downlights, double glazed windows to the sides, door into the lounge.

Lounge: 16' 0" x 13' 11" (4.88m x 4.25m) Downlights, radiator, laminate effect flooring, double glazed bow window to the front, media wall with electric flame effect bluetooth fire, double door leading into the kitchen/diner.

Kitchen diner: 15' 11" x 14' 7" (4.86m x 4.45m) Downlights, underfloor heating, range of fitted wall and base units with complimentary granite work surfaces and centre island unit with an inset one and a half bowl sink with mixer tap and drainer, integrated Smeg and AEG appliances to include an induction hob, electric oven, microwave, warming drawer, fridge/freezer, extractor fan, skylights and French doors leading to the low maintenance decked garden to the rear.

Landing: Ceiling light point, loft access with pull down ladder.

Bedroom 1: 11' 4" x 10' 8" (3.46m x 3.26m) Ceiling light point, double glazed bow window to the front, laminate effect flooring, radiator, fitted wardrobes.

Bedroom 2: 10' 11" x 8' 11" (3.33m x 2.71m) Downlights, double glazed window to the rear, laminate effect flooring, fitted wardrobes.

Bedroom 3: 7' 11" x 7' 10" (2.42m x 2.39m) Downlights, laminate effect flooring, radiator, double glazed window to the rear, fitted wardrobes.

Bathroom: 6' 2" x 5' 4" (1.89m x 1.63m) Downlights, double glazed window to the side, three piece suite incorporating a vanity unit with inset sink, wc, jacuzzi style bath with mixer tap and electric shower above, wall mounted vertical ladder radiator, tiled floor and walls.

Man cave: 10' 9" x 9' 6" (3.27m x 2.89m) Downlights, laminate effect flooring, electric heater, door into utility Area

Utility: 9' 5" x 5' 0" (2.88m x 1.52m) Ceiling light point, space for a washing machine, dryer, fridge.

Externally: To the front of the property there is driveway parking and a raised, low maintenance garden which stretches around the side of the property. The rear of property has a raised decked seating area and a "Man Cave" which has electrics and separated into two areas, a utility area and a television area.

Parking: Driveway parking

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 Freehold

Council tax: Cardwells estate agents Bolton research shows the property is band A £1432

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

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