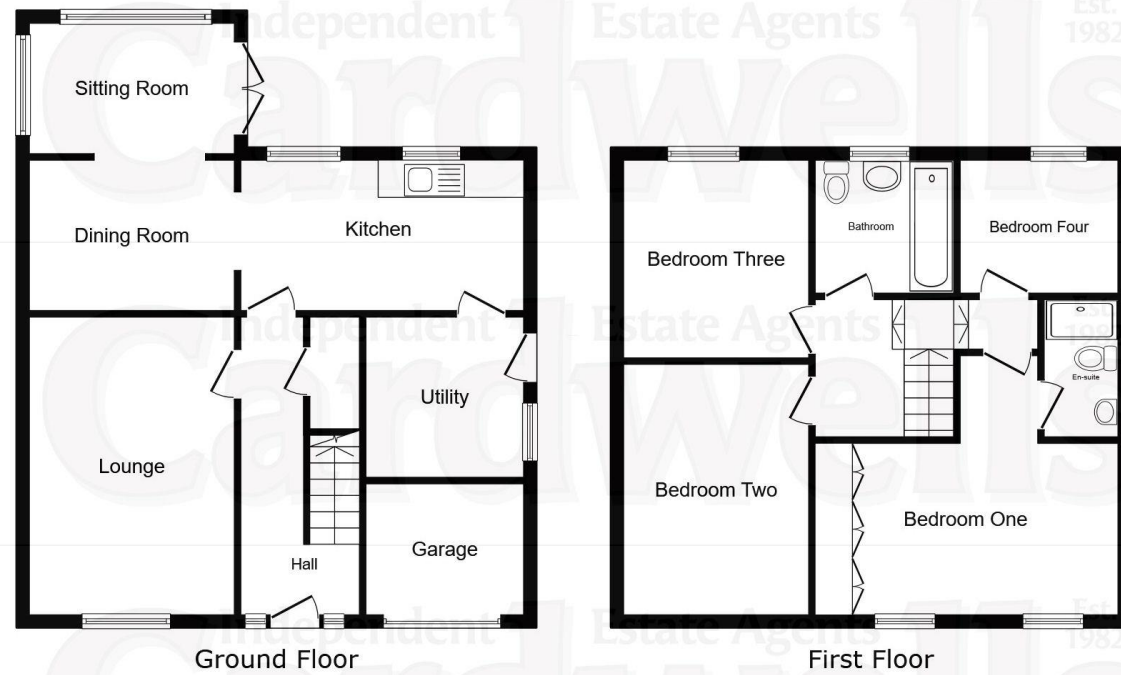




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GLENCOE DRIVE – BOLTON – OFFERS IN THE REGION OF £335,000

A wonderful detached family home set in a cul-de-sac with very little passing traffic offered for sale in superb order throughout and with the benefit of no further upward chain delay. There is beautiful countryside nearby ready to be explored on foot or bicycle, popular schools are within walking distance and the town centres of both Bolton and Bury are just a short drive away. The property has been extended and modified to create wonderful family friendly living space which briefly comprises: reception hallway, living room complete with glass fronted log burning stove, dining room, sitting room, fitted kitchen, utility room, first floor landing, spacious master bedroom complete with ensuite shower room, three additional good bedrooms and a stylish family bathroom suite. There is perhaps potential to modify the master bedroom and create a separate fifth bedroom if so desired. The overall plot size is around 0.07 of an acre with a particularly beautiful rear garden Perfect for children to play and entertaining. There is private off-road driveway car parking and the garage which is primarily for bicycles/storage etc as the utility room accessed from the kitchen has used some of the original garage space. The family home benefits from uPVC double glazing, an insulated roof to the sitting room, quality flooring, gas central heating and importantly is offered for sale with no further upward chain delay.

Any viewer is sure to be impressed, and a private viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01203381281, emailing; bolton@cardwells.co.uk or visiting www.cardwells.co.uk and in the first instance there is a walk through viewing available to watch.

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 16' 5" x 6' 2" (4.992m x 1.884m)

Rock double glazed entrance door with matching double glazed windows around, spot lighting, Karndean flooring, stairs off to the first floor, understairs storage space, radiator.

Living room: 15' 9" x 10' 8" (4.793m x 3.252m)

uPVC window to the front, glass fronted woodburning stove, with limestone fireplace, radiator.



Kitchen: 14' 11" x 7' 11" (4.551m x 2.420m)

A professionally fitted kitchen with a super range of matching draws, base and wall cabinets, integrated Neff dishwasher, integrated fridge, gas hob, oven/grill, stainless steel sink and drainer with mixer tap over, 2 uPVC windows each with fitted blinds which enjoy the aspect over the rear garden, spot lighting, radiator.



Utility room: 8' 4" x 8' 6" (2.540m x 2.581m)

Rock entrance door to the side, uPVC window, spot lighting, matching base and wall cabinets, stainless steel sink and drainer with mixer tap over, radiator.



Rear garden:

The rear garden has been beautifully landscaped with an excellent lawn area, patio space and a timber decked terrace. The garden offers wonderful space for children to play and entertaining alike. There are beautiful mature trees which enhance the privacy while stocked colourful flowerbeds to perimeter.



Parking:

There is private off-road driveway car parking and the garage has a up and over vehicle access door, although this is primarily for bicycles and storage, etc.

Bolton council tax:

The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is C, which is at an approximate annual price of around £2,015

Tenure:

Cardwells Estate Agents Bolton are advised by our clients that the property is Leasehold enjoying a term of 999 years from 7th May 1969 meaning there is around 943 years remaining. We are advised that the approximate annual cost is £10 per annum.

Dining room: 10' 10" x 7' 11" (3.300m x 2.421m)

Spot lighting, radiator this room is directly accessed from the kitchen and directly opens into the sitting room.



Sitting room: 10' 8" x 6' 7" (3.258m x 2.019m)

uPVC windows, insulated roof with inset spot lighting and plastered finish, fitted blinds, double uPVC doors which open out onto the rear garden.



First floor landing: 12' 1" x 7' 0" (3.673m x 2.141m)

As you climb the stairs you can go either left two bedrooms two and three and the family bathroom right to bedroom for and the master bedroom.

Master bedroom: 16' 3" x 14' 0" (4.962m x 4.277m)

Measured it maximum points. A beautiful and spacious master bedroom benefiting from 2 uPVC windows to the front meaning that the room is flooded with natural light, fitted blinds, tall feature radiator, Fitted wardrobes to one wall, thick carpeting.



En suite shower room: 7' 3" x 3' 11" (2.210m x 1.190m)

A stylish modern three-piece suite comprising: dual flush WC, wash hand basin built under storage space and shower enclosure with both handheld and overhead shower options, stylish ceramic wall tiling, window, heated towel.



Bedroom 2: 13' 7" x 9' 6" (4.137m x 2.891m)
uPVC window to the front, fitted blinds, radiator, carpeting.



Bedroom 3: 10' 5" x 9' 7" (3.186m x 2.923m)
uPVC window to the rear with fitted blinds, radiator.

Bedroom 4: 8' 3" x 7' 0" (2.513m x 2.142m)
uPVC window to the rear enjoying the aspect over the rear garden, fitted blinds, radiator.



Family bathroom: 7' 5" x 6' 8" (2.266m x 2.022m)
A modern white three-piece family bathroom suite comprising WC, wash hand basin with storage space below and bath with shower attachment, heated towel rail, stylish ceramic wall tiling, uPVC window to the rear.

