



334 Tempest Road

Lostock, Bolton, BL6 4HS

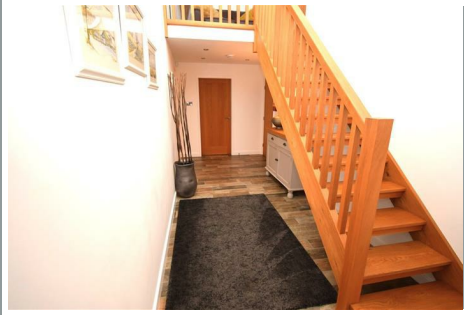
Offers in the region of £535,000



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Accommodation

Entering into the property via composite door to the front elevation. Double width paved driveway leading to the Oak canopied porch.

Entrance Hallway

7'2" x 19'8" (2.18m x 5.99m)

Spacious hallway with porcelain plank effect flooring to floor (under floor heating), beautiful Oak staircase, centre ceiling LED spotlights, thermostatic room controller, stainless steel plug sockets and grey column radiator with independent timer and thermostatic radiator valve, LED lighting.

Inner Hallway

21'4" x 3' (6.50m x 0.91m)

Oak doors leading off the beautiful inner hallway to the spacious bedrooms.

GF Cloakroom

5'8" x 2'5" (1.73m x 0.74m)

Comprising vanity sink with grey tiled splashback and storage below, low level wc flush. Porcelain plank effect flooring to floor (under floor heating) LED spotlights to ceiling. Built in extractor fan. Oak internal door.

Bedroom Three

9'1" x 13'5" (2.77m x 4.09m)

uPVC double glazed window to front elevation. Centre ceiling light fitting, tv aerial point, plug sockets, white column radiator with independent timer and thermostatic radiator valve. Wireless room thermostat. Carpet to floor.

En-Suite

6'1" x 3' (1.85m x 0.91m)

Shower cubicle with electric shower, tiled walls to shower cubicle area, vanity sink unit with storage below, low-level wc flush. Ladder style chrome radiator. Porcelain plank effect tiled floor, centre ceiling light fitting, extractor fan. Automatic light fitting.

Bedroom Two

9'8" x 12'9" (2.95m x 3.89m)

uPVC double glazed window to front elevation. Centre ceiling light fitting, tv aerial point, plug sockets, radiator with independent timer thermostatic radiator valve. Wireless room thermostat. Space for bedroom furniture as desired. Electric meter cupboard and shelving. Carpet to floor.

En-Suite

9'9" x 5'5" (2.97m x 1.65m)

Pedestal hand wash basin, bath with combi shower over and glass shower screen, low-level wc flush. Tiling over bath area, LED spotlights to ceiling, porcelain plank effect tiled floor, radiator. Wall cabinet, automatic sensor.

Master Bedroom with dressing area

23'3" x 9'4" (7.09m x 2.84m)

Dressing area; LED spotlights to ceiling, carpet to floor, white vertical radiator. Space for bedroom furniture as desired, plug sockets.

Bedroom area; Beautiful vaulted ceiling with centre ceiling light, double radiator with independent timer and thermostatic valve. French doors overlooking the rear garden and patio area. TV aerial, carpet to floor, plug sockets.

En-Suite

7'7" x 4'8" (2.31m x 1.42m)

Shower cubicle with combi shower over and hinged sliding shower screen, pedestal hand wash basin, low-level wc flush. Porcelain plank effect splashback tiling to sink and wc area. White tiling to walls, Porcelain plank effect tiled floor. Chrome ladder style radiator. Built in cabinet with mirrored doors and shelving unit for towels. LED spotlight to ceiling. Automatic lighting

Open plan Living/Dining/Kitchen

16'7" x 20'4" (5.05m x 6.20m)

Living area; Patio doors opening onto rear garden and patio area. Porcelain plank effect tiled flooring (under floor heating), LED ceiling spotlights and LED down lighters, plug sockets, tv aerial.

Dining area; Porcelain plank effect tiled flooring (under floor heating) Three double height skylights, plug sockets, tv aerial.

Kitchen area; Fantastic Omega fitted kitchen with a range of white hi-gloss handle-less base and wall units (soft closing) with down-lighters, drawer unit, granite work-surfaces stainless steel sink with stainless steel mixer tap, SMEG "Victoria" range cooker (seven burner dual fuel), double oven and teppanyaki grill, SMEG extractor hood with lights. Splashback with granite up-stand. SMEG integrated dishwasher, space for fridge freezer. Centre island unit with cupboards under and soft closing drawers. Stainless steel plug sockets. Beautiful vaulted lantern to ceiling, patio doors opening onto patio area and rear garden.

Utility

5'4" x 4'3" (1.63m x 1.30m)

Plumbed for auto washer and vented for tumble dryer. Automatic lighting. Built-in cupboards with dark wood Butchers block laminate work surface. Porcelain plank effect tiled floor with under floor heating. Plug sockets, extractor fan, centre ceiling light fitting. Independent timer and wireless room thermostat and thermostatic radiator valve.

First Floor Landing

7'2" x 7'9" (2.18m x 2.36m)

Beautiful Oak staircase leading to Mezzanine seating area and Oak doors leading to two further double bedrooms. Beautiful sitting area on landing overlooking beautiful staircase and spacious entrance hallway. Two skylights, carpet to floor, double radiator with independent timer and thermostatic radiator valve. Ceiling spotlights, smoke alarm detector (all mains wired).

Bedroom Four (1st Floor)

18'4" x 10'3" (5.59m x 3.12m)

Carpet to floor, light sockets, plug sockets, double radiator with independent timer and thermostatic radiator valve. Skylights, tv aerial. Access to under eaves. Built in black out blinds to velux windows.

En-Suite

6'5" x 4'6" (1.96m x 1.37m)

Free standing bath with separate cold and hot water taps, pedestal sink unit with mixer tap and low-level wc flush. Skylight, wall lights, ladder style radiator with independent timer and thermostatic radiator valve. Porcelain plank effect tiling to wall and porcelain plank effect tiling over bath area.

Tel: 01942 817090

Walk in wardrobe

10'5" x 3'4" (3.18m x 1.02m)

Built in wardrobe space with automatic lighting . Double radiator with independent timer and thermostatic radiator valve. Carpet to floor.

Eaves Storage

22'8" x 5'5" (6.91m x 1.65m)

Eaves storage with light, carpet to floor and plastered walls.

Eaves Storage

13'3" x 5'2" (4.04m x 1.57m)

Eaves storage with light, carpet to floor and plastered walls.

Bedroom Five

7'4" x 8'3" (2.24m x 2.51m)

Carpet to floor, light sockets, plug sockets, two double radiator with independent timer and thermostatic radiator valve, tv aerial. Cupboard to eaves storage, telephone point,

Eaves Storage

8'3" x 3'5" (2.51m x 1.04m)

Eaves storage with light, carpet to floor and plastered walls.

Garage

16' x 8'7" (4.88m x 2.62m)

Vaillant combination boiler (just serviced). Strip ceiling light, plug sockets, alarm sensor, up and over garage door and uPVC double glazed door to side access.

External Front

Garden fronted laid to lawn, large driveway allowing off road parking for two cars and leading to garage. Bin store, security lighting all around the property. Side gated access.

External Rear

Lawned area with borders stocked with plants and trees. Patio/entertaining area. Outbuilding allowing additional storage.

Additional key features

Very well insulated throughout. Automatic lighting to internal bathrooms and utility room. Xpelair multi point ventilation system to bathrooms. Smoke

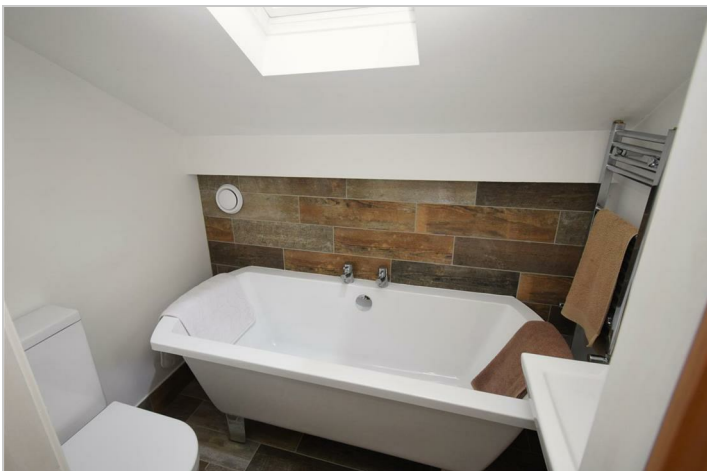
detectors and intruder security alarm. CAT 5 cabling to all rooms. Under floor heating to hallway, kitchen and living room. Independent timer contains controls for underfloor heating and radiators throughout the whole of the property.

Disclaimer

All Properties

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Floorplan to follow



Road Map



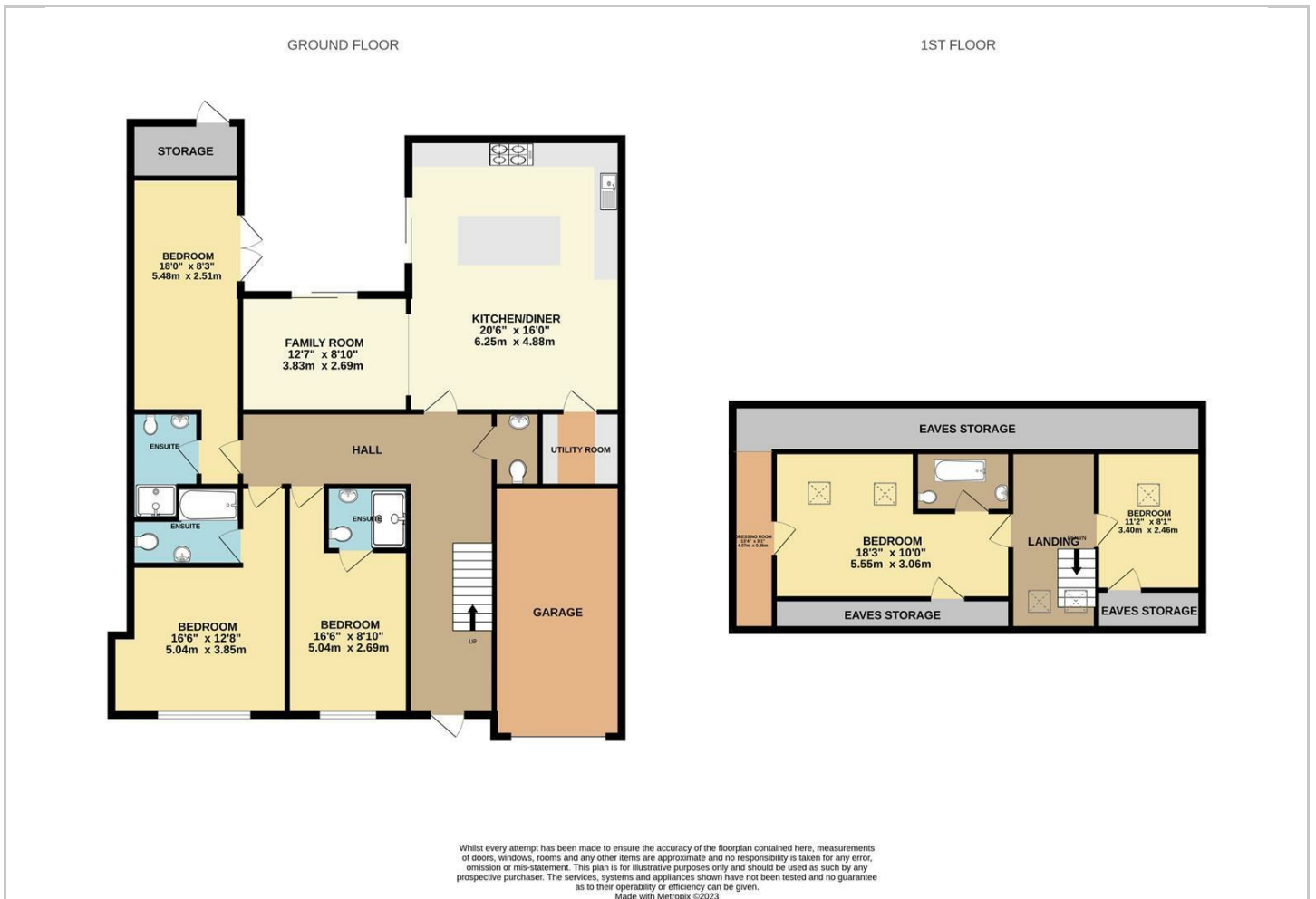
Hybrid Map



Terrain Map



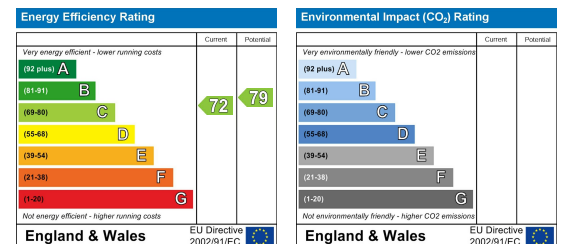
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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