



45 Yellow Lodge Drive

Bolton, BL5 3EX

£415,000



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Accommodation

Entering through the composite door with obscured glass patterned inserts into porch area with white high gloss Italian floor tiles.

Entrance Hallway

Welcoming Spacious Entrance Hallway with uPVC double glazed window to side elevation, white high gloss Italian tiles throughout, plug sockets, two centre ceiling lights, tall chrome radiator.

Utility Room

7'2" x 7'1" (2.18m x 2.16m)

uPVC double glazed window to front elevation, black high gloss speckled floor tiles, white high gloss base units and cupboard (soft closing) with black high gloss speckled work surfaces, partial tiling to walls, stainless steel one and half bowl sink with mixer tap, Worcester combi boiler (please note the boiler is serviced regular). Space and plumbed for auto washer, plug sockets, centre ceiling strip light.

GF Wc

5'6" x 4'8" (1.68m x 1.42m)

uPVC double glazed opaque window to side elevation, centre ceiling light, low level w.c. flush, wall mounted sink with mixer tap and tiled splash back and drawer unit below, grey high gloss floor tiles, mirror to wall.

Lounge

17'8" x 11'2" (5.38m x 3.40m)

uPVC double glazed window to front elevation, two centre ceiling lights, coving, radiator, oak effect laminate flooring, plug sockets. Beautiful gas fire with black back and hearth and white surround, tv aerial point.

Ultra Modern Kitchen & Dining Area

119'0" x 18'7" (36.27m x 5.66m)

Fantastic Kitchen/Diner with Vaulted Ceiling and Two Skylights letting in plenty of light. Within this spacious area we have white high gloss wall and base units (soft closing), integrated oven and integrated microwave, Neff induction hob, Neff stainless steel extractor fan above, black granite work surfaces, kitchen island with white high gloss cupboards below (soft closing) and black granite work top, bar stools, double stainless steel sink with mixer tap and black granite splash back, halogen ceiling spotlights, plug sockets, large American style fridge freezer, two uPVC double glazed windows to rear elevation, chrome radiator, tv aerial point, vaulted ceiling with two large skylights, two uPVC double glazed windows allowing plenty of natural light into the room, additional tall chrome radiator, uPVC double glazed bi-folding doors leading to extensive and beautiful side and rear gardens.

First Floor Stairs/Landing

13'4" x 6'1" (4.06m x 1.85m)

Grey carpet to stairs, uPVC double glazed window to staircase allowing plenty of light. Landing with grey carpet to floor, loft access, storage cupboard.

Bedroom One

13'7" x 9'1" (4.14m x 2.77m)

uPVC double glazed window to rear elevation, laminate flooring, radiator, plug sockets, centre ceiling light, tv aerial point. Space to site bedroom furniture as desired.

Bedroom Two

10'11" x 10'4" (3.33m x 3.15m)

uPVC double glazed window to front elevation,

centre ceiling light, radiator, grey laminate flooring, plug sockets. Space to site bedroom furniture as desired.

Bedroom Three

10'11" x 10'4" (3.33m x 3.15m)
uPVC double glazed window to rear elevation (private aspect to rear), beige carpet to floor, radiator, centre ceiling light, plug sockets, tv aerial point.

Bedroom Four

10'11" x 8'8" (3.33m x 2.64m)
uPVC double glazed window to front elevation, laminate flooring, radiator, centre ceiling light, plug sockets. Space to site bedroom furniture as desired.

Family Bathroom

8'7" x 6'0" (2.62m x 1.83m)
Luxurious family bathroom comprising bath with combi shower over with rainfall shower head and separate hand held attachment, double width vanity sink unit mixer tap and storage below, low level w.c. flush. Black high gloss floor tiles, dark grey slate effect tiling to walls, halogen ceiling spotlights, vent,

chrome radiator, uPVC double glazed opaque window to side elevation.

External

Front: Larger than average double driveway allowing off road parking for four vehicles. Leading to Detached Double Garage.

Rear/Side: Extensive gardens to side and rear laid mainly to lawn with borders stocked with flowers and shrubs, mature trees. Fenced panelled boundaries. Indian stone patio/entertaining area. Private aspect. Gated side access. Paving to both rear and side of property.

Detached Double Garage/Workshop

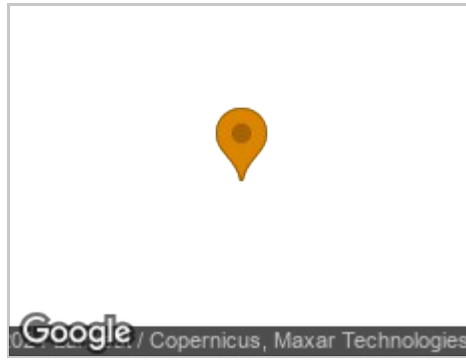
22'2 x 14'6" (6.76m x 4.42m)
Which could be utilised as additional living accommodation/workshop. Power and light.



Road Map



Hybrid Map



Terrain Map



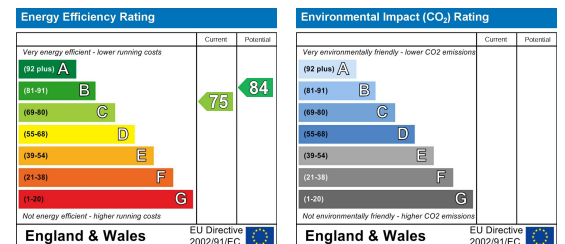
Floor Plan



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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