



1 Broom Way

Bolton, BL5 3TZ

£355,000

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Entrance Hallway

Rock door leading to a light and spacious entrance hallway, loft access, storage cupboard, radiator, solid wood parquet flooring.

Lounge/Diner

18'6 x 17'11 (5.64m x 5.46m)

Spacious open plan 'L' shape lounge/diner, wall mounted electric feature fire, newly fitted designer LVT flooring (retains heat), two radiators. uPVC double glazed window to side and uPVC double glazed window to the rear aspect, uPVC double glazed french doors leading into the orangery.

Orangery

12'0 x 9'6 (3.66m x 2.90m)

Great second sitting room with tinted self cleaning glass roof, uPVC double glazed windows with uPVC double glazed french doors leading to the rear garden, wall mounted electric heater, internet access, tiled flooring.

Breakfast Kitchen

11'5 x 8'8 (3.48m x 2.64m)

Fitted kitchen with a range of wall and base units with under lights, worktops over and matching breakfast bar. Integrated appliances include; Zanussi built in oven, Zanussi hob with extractor hood over, Zanussi fridge/freezer, plumbing for washing machine, tiled splashbacks, composite sink with drainer and mixer tap, radiator. uPVC double glazed window and Rock stable door to side aspect, tiled flooring.

Family Bathroom

6'0 x 5'5 (1.83m x 1.65m)

Modern and neutral bathroom with Italian porcelain tiled walls and matching flooring, low level WC with concealed cistern and hand wash basin into vanity unit, bath with shower over. uPVC double glazed window to side aspect.

Master Bedroom

13'6 x 10'4 (4.11m x 3.15m)

Good size master bedroom with uPVC double glazed window to front aspect, neutral decor, radiator, laminate flooring.

Bedroom Two

13'5 x 8'4 (4.09m x 2.54m)

A further double bedroom with uPVC double glazed window to front aspect, radiator, laminate flooring.

Bedroom Three

8'5 x 7'3 (2.57m x 2.21m)

uPVC double glazed window to side aspect, radiator, internet access, laminate flooring.

Garage

17'7 x 9'0 (5.36m x 2.74m)

Up and over door, light and power, water tap fitted.

Externally

To the front of the property can be found a well maintained garden mainly laid to lawn with flower and plant borders, great size tarmac driveway for several vehicles leading to an attached garage, a further stone driveway can be found ideal for a caravan (bollards fitted for security).

Gated to one side with an outside tap, to the other side can be found a gated low maintenance garden leading to the rear garden.

To the rear of the property can be found a further garden mainly laid to lawn and flagged patio area ideal for entertaining, with three Keter sheds, brick walls around to one side and the back and colour fenced to the other side with matching gate. CCTV fitted.

Additional Information

The vendor of the property has advised of the following...

New Bungalow Roof and New Garage Roof Fitted in 2018 and New Garage Door.

New Fascia Boards Fitted To The Property in 2018 when the roof works took place, also new guttering and drain pipes.

New Windows were Fitted Throughout in 2024.

Bathroom Suite Installed in 2021 with porcelain tiles.

Newly Laid Tarmacadam Drive.

New Rock Door (to the front).

New Rock Stable Door (to the back).

New Colourfence and Colourfence Gate.

CCTV System Installed.

New Alarm System.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

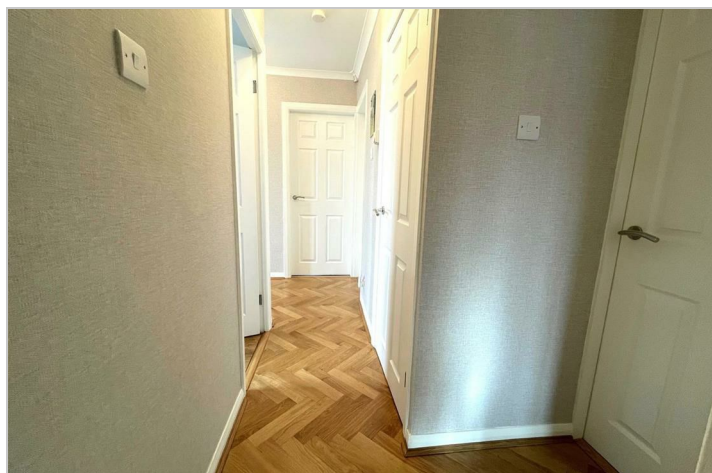
Council Tax

We understand the property is in council tax band C this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



Hybrid Map



Terrain Map



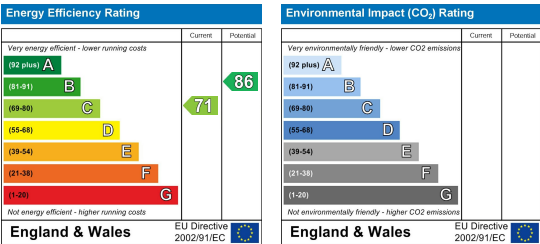
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.