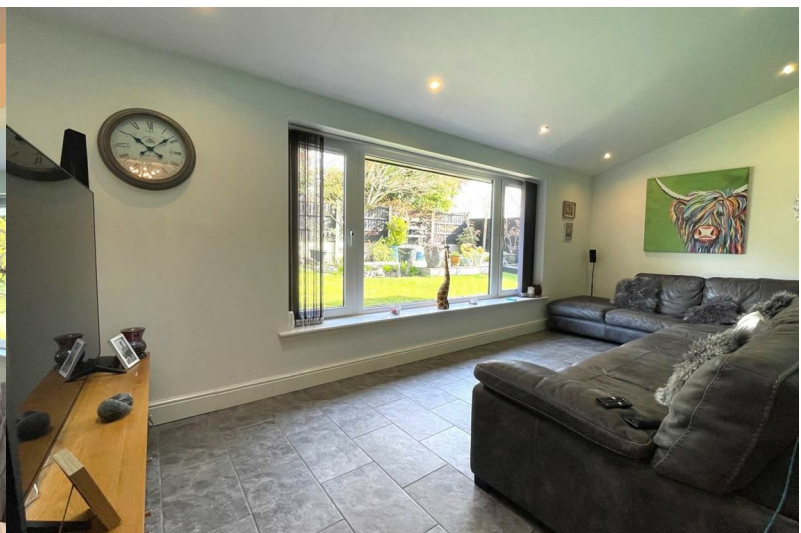




152 Old Vicarage

Bolton, BL5 2EG

Offers in the region of £399,950



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Accommodation Comprises

Enter through ROC front entrance door with square glass obscured panelled inserts into welcoming entrance hallway.

Entrance Hallway

Spacious Hallway with two centre ceiling lights, radiator, grey carpet to floor, plug sockets. Alarm panel, switchback stairs leading to landing.

Ground Floor cloaks/wc

Low level w.c. flush, vanity sink with mixer tap and storage below. Grey radiator, fully tiled walls, coving, tiling to floor, centre ceiling light fitting.

Lounge

uPVC double glazed bay window to front elevation (with most pleasant aspect overlooking garden and large driveway), double radiator, carpet to floor, tv aerial point, two centre ceiling lights, coving, two double radiators, wall mounted gas fire with tiled back and hearth and surround.

Open plan Kitchen Diner/Family Area

32'0" x 19'3" (9.75m x 5.87m)
Fitted kitchen with a range of grey high gloss wall and base units with complimentary work surfaces over, integrated Neff oven and grill, cupboard housing microwave, Neff induction hob with extractor canopy above. Plug sockets, space to site fridge freezer, separate island with Blanco sink and mixer tap, integrated dishwasher and stools to breakfast bar. Tiling throughout the open plan kitchen area, two skylights allowing plenty of natural sunlight. Patio doors opening onto the private rear garden. Plug sockets, spotlights to ceiling, centre ceiling lights. Within the Dining Area space to site large table and chairs and additional furniture as desired.

Family Area

Family Seating Area with uPVC double glazed large window (overlooking private rear garden), spotlights to ceiling, tv aerial point, tiling to floor.

First Floor Stairs/Landing

uPVC double glazed obscured window to side elevation.

Landing

21'4" x 6'11" (6.50m x 2.11m)

uPVC double glazed window, double radiator, two centre ceiling lights, loft access, plug sockets. Switchback staircase with white spindled balustrade.

Bedroom One

14'5" x 10'9" (4.39m x 3.28m)

uPVC double glazed window to front elevation, sliding door wardrobes with mirrored frontage, tall grey modern radiator, centre ceiling light, coving. Space to site further bedroom furniture as desired, tv aerial point.

Bedroom Two

13'10" x 9'5" (4.22m x 2.87m)

uPVC double glazed window to front elevation, radiator, coving, carpet to floor, tv aerial point, plug sockets, space to site bedroom furniture as desired.

Bedroom Three

9'9" x 8'11" (2.97m x 2.72m)

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

Bedroom Four

9'10" x 8'6" (3.00m x 2.59m)

uPVC double glazed window to rear elevation, centre ceiling light, carpet to floor, radiator, coving, plug sockets, space to site bedroom furniture as desired.

Luxurious Shower Room

13'8" 6"7" (4.17m 1.83m/2.13m)

Large Shower Room which comprises of; shower cubicle with combi shower over, vanity unit with low level w.c. flush, his 'n hers sink with mixer taps and storage below, modern grey tall radiator, fully tiled walls, ceiling spotlights, vinyl flooring, wall mirror, space to site

bathroom furniture as desired. uPVC double glazed opaque windows to rear elevation.

External

Beautiful Private Rear Garden mainly laid to lawn with borders stocked with flowers, shrubs and trees. Patio Area for entertaining. Fenced panelled boundaries. Gated side access. Side garage door access.

Large Driveway to front of property for off road parking for upto five vehicles. Garden to front mainly laid to lawn.

Double Garage

19'7" x 13'9" (5.97m x 4.19m)

Double Garage with electric up and over door, power and light.

Tenure

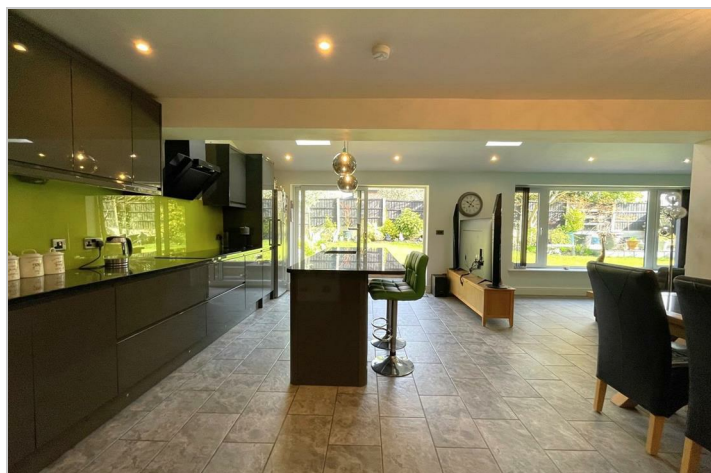
We are informed by the Seller that the tenure of this property is FREEHOLD

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.

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



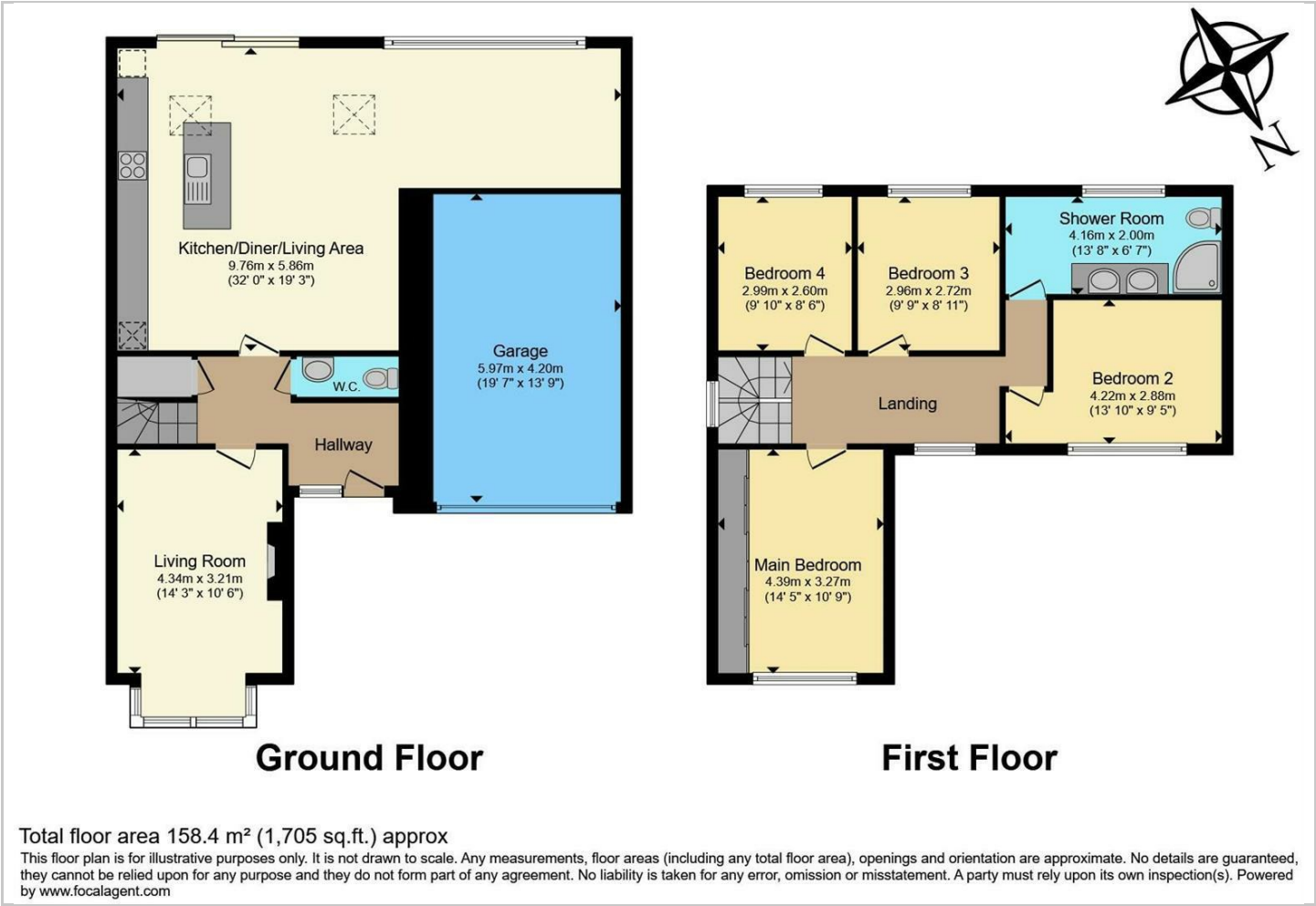
Hybrid Map



Terrain Map



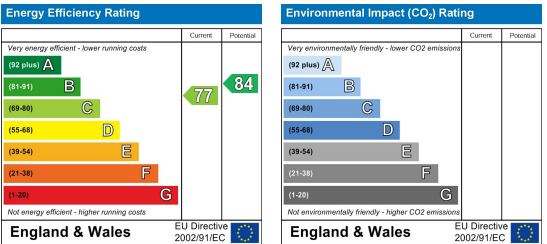
Floor Plan



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



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