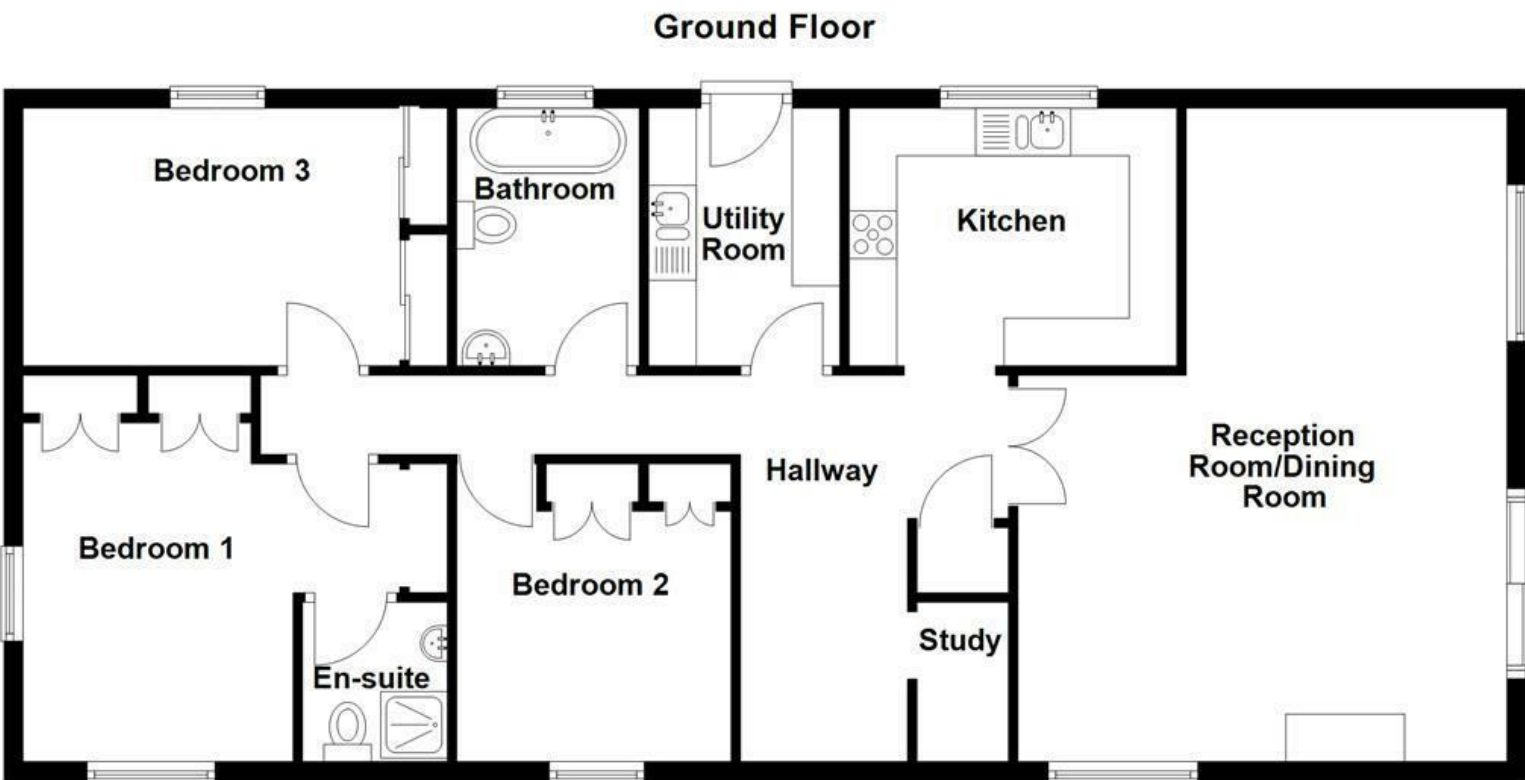




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Printers Lane, Bolton, BL2 3DW

£400,000

AN EXCEPTIONAL DETACHED TRUE BUNGALOW

Situated on a private, gated lane and having been presented and updated to an immaculate standard throughout with the highest quality finish, this exceptional three double bedroom detached true bungalow is being proudly welcomed to the market in the desirable location of Bromley Cross within Bolton. With stunning gardens, added garage and two bathrooms, as well as stylish interiors and modern fixtures and fittings, this enviable property is the perfect home for any family ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bolton, Bury, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room/dining room, contemporary fitted kitchen, utility room, three double bedrooms, modern family bathroom and study. The reception room leads out to the garden whilst the main bedroom benefits from an en suite shower room. All three bedrooms benefit from fitted wardrobes with the bathroom boasting a stunning Valleroy and Boch suite. Externally there is a beautifully landscaped wrap around garden with paving, laid to lawn, stone chip and bedding areas. To the front there is a patio area with access to a driveway and single garage.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Printers Lane, Bolton, BL2 3DW
£400,000

3 2 2 D

- An Exceptional Detached Bungalow
 - Detached Garage
 - Off Road Parking
 - Tenure Freehold
- Three Double Bedrooms
 - Modern Fixtures And Fittings
 - EPC Rating D
- Two Bathrooms
 - Stylish Interiors
 - Council Tax Band E

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

24'11 x 13'4 (7.59m x 4.06m)

Central heating radiator, coving, spotlights, loft access (partially boarded with power sockets and lighting), storage cupboard, wood effect Karndeian flooring, wood effect doors to reception room/dining room, kitchen, utility room, three bedrooms, bathroom and study space.

Reception Room/Dining Room

22'2 x 16'11 (6.76m x 5.16m)

Two UPVC double glazed windows, two central heating radiators, coving, smoke alarm, wood burner with granite effect hearth and surround, television point, wood effect Karndeian flooring, UPVC double glazed French doors to the rear.

Kitchen

11'3 x 8'5 (3.43m x 2.57m)

UPVC double glazed windows, plinth heater, a range of mixed Arthur Bonnet granite and wood effect wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with a high spout mixer tap, integrated electric Indesit double oven with a five ring gas hob and extractor hood, space for fridge, freezer and dishwasher, under unit lighting, spotlights, wood effect laminate flooring.

Utility Room

8'5 x 6'7 (2.57m x 2.01m)

A range of high gloss Arthur Bonnet wall and base units, wood effect surface and splash backs, a stainless steel one and a half sink and drainer with mixer tap, plumbing for washing machine, integrated fridge, boiler, coving, wood effect laminate flooring, UPVC double glazed frosted door to the rear.

Study

5'6 x 3'2 (1.68m x 0.97m)

Central heating radiator, integrated desk and storage, coving, spotlight, extractor fan, wood effect Karndeian flooring.

Bedroom One

15 x 13'3 (4.57m x 4.04m)

Two UPVC double glazed windows, central heating radiator, fitted Daval wardrobes, spotlights, coving, door to the en suite.

En Suite

5'2 x 5 (1.57m x 1.52m)

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, direct feed walk in shower, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

Bedroom Two

10'3 x 9'9 (3.12m x 2.97m)

UPVC double glazed window, central heating radiator, spotlights, coving, fitted Daval wardrobes.

Bedroom Three

14'7 x 8'5 (4.45m x 2.57m)

UPVC double glazed window, Velux window, central heating radiator, coving, spotlights.

Bathroom

8'5 x 6'4 (2.57m x 1.93m)

UPVC double glazed frosted window, heated towel rail, a three piece Villeroy and Boch suite comprising of a freestanding roll top bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Rear

Enclosed wrap around garden with laid to lawn, paving, stone chip, bedding and mature shrubs.

Front

Paving, off road parking and access on to the garage which has power sockets and lighting.

