



REDPATH LEACH

ESTATE AGENTS



FEATURES

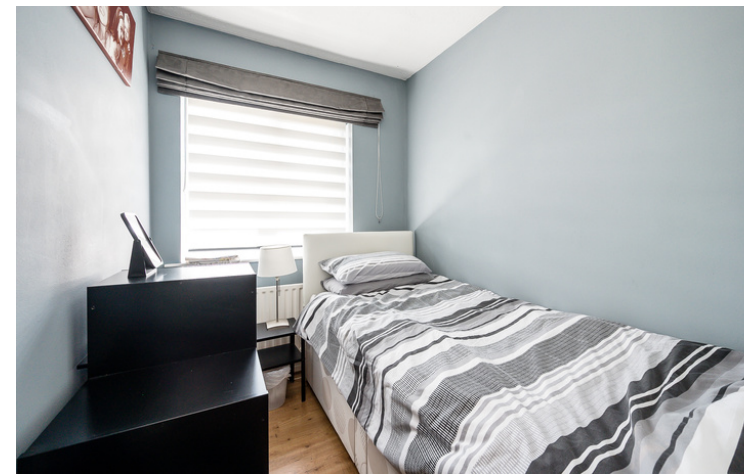
- Extended Semi-Detached Home
- Two Reception Rooms & Conservatory
- Modern Kitchen/Diner & Utility Room
- Four First Floor Bedrooms
- En-Suite Shower Room & Balcony
- Attractive Gardens & Driveway Parking
- Delightful Woodland Backdrop

PITCOMBE CLOSE,
SHARPLES

£300,000



Pitcombe Close, Sharples



Pitcombe Close, Sharples



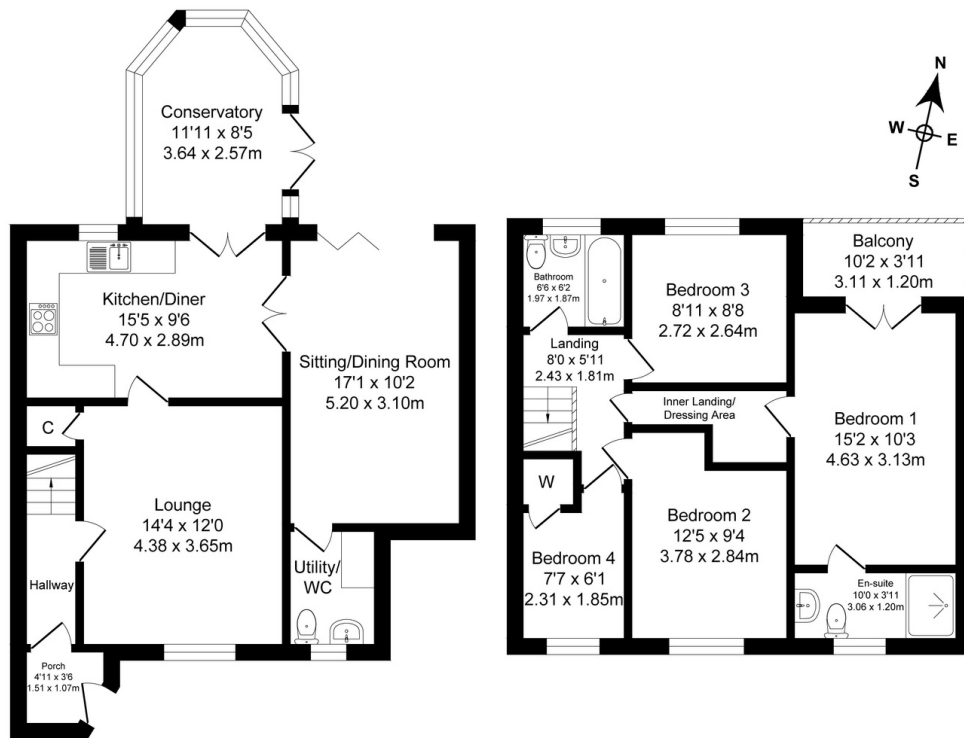
Pitcombe Close, Sharples



Pitcombe Close, Sharples

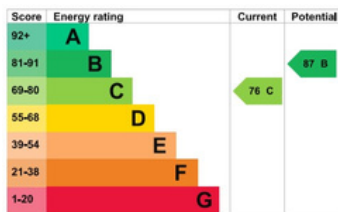
Total Approx. Floor Area 1306 Sq.ft. (121.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 719 Sq.Ft (66.8 Sq.M.)

First Floor
Approx. Floor Area 587 Sq.Ft (54.5 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Affording all the components required of a modern family home, this superb four bed semi-detached property could be the perfect prospect for those looking for a spacious home in which to raise their little ones, positioned within this quiet residential cul-de-sac on this consistently popular development. The property has been substantially extended and enhanced from its original design, now extending to in excess of 1,300 square feet in total and providing a versatile floorplan which can only be truly appreciated by an internal inspection.

The location is wonderfully family-friendly, the peaceful cul-de-sac providing a safe environment from the hustle and bustle of daily life. Some of the most breath-taking scenery the area has to offer can be found virtually on the doorstep, including rolling countryside and wild moorland, which is sure to score highly with those who enjoy a relaxing walk with the dogs of an evening. Despite this home's rural credentials, the convenience of the location is a particular point of note, situated just a couple of minutes' drive from the abundance of independent shops, supermarkets and amenities available within Astley Bridge, whilst very well regarded primary and secondary schools are equally accessible with ease, including Sharples High School and Canon Slade, which is always an important consideration with any family home.

One enters the accommodation via the entrance porch and into the reception hallway with its staircase to the first floor, before proceeding through into the first of the reception rooms, the main 14' lounge, which is filled with natural light via the front-facing window, whilst the warm and inviting ambience is aided by the wall-mounted electric fire. The adjoining 15' kitchen is large enough to accommodate a dining table, if desired, and is fitted with a range of wall and base units in high-gloss white, with contrasting black laminated work surfaces and tiled splashbacks, whilst there are a number of integrated appliances, including electric oven, halogen hob with overhead extractor canopy, fridge/freezer and dishwasher. A second 17' reception room forms part of the extension and affords a great deal of flexibility to the living space. Currently utilised for dual purposes as a cosy second sitting room and formal dining room, a wonderfully sociable entertaining space has been created, which is sure to appeal to those who enjoy hosting friends, whilst the generous proportions would similarly be well suited to a playroom for the youngest members of the family, complete with direct access out onto the garden via the uPVC double glazed bi-fold doors.

The ground floor is completed by a delightful conservatory, providing a peaceful retreat in which to relax with a brew and one's latest novel of choice whilst enjoying the beautiful woodland backdrop, as well as a handy utility room/WC.

Up on the first floor, four bedrooms will be revealed, including the fabulous 15' principal bedroom which has been created within the extension, accessed via an inner hallway, which offers potential use for storage or as a dressing area. The private three-piece en-suite shower room is well appointed and, when combined with the superb, covered balcony area, which offers such captivating views of the surrounding countryside and woodland, creates the enviable feeling of a boutique hotel. The family bathroom completes the accommodation, being fully tiled and fitted with a smart three-piece modern suite in classic white, comprising of WC, wall-mounted wash hand basin and panelled bath with overhead shower.

Externally, the property occupies a sizeable plot, with the front garden being mainly laid to lawn, with off-road parking facilities for a number of vehicles provided on the driveway. The rear garden is a real oasis of calm, set amidst a backdrop of mature woodland, which affords a high degree of privacy not often associated with a modern development. This low-maintenance space is bordered by mature planting and is a gorgeous environment in which to relax away the stresses of the day. The paved patio area can be shielded from the sunshine by the clever awning, whilst the extensive decking extends out into the trees to create a magical feeling of being within the tree-tops. Steps lead down to a useful storage area for those everyday essentials.

We would highly recommend an early viewing to appreciate all that this lovely home has to offer.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR