



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Freehold Detached Residence
- Sought-After Modern Development
- Circa 1,325 Square Feet
- 19' Open Plan Kitchen/Diner
- Four Good-Sized Bedrooms
- En-Suite Shower Room
- Enclosed Garden & Single Garage

COTTON
MEADOWS,
BOLTON

O/O £350,000



Cotton Meadows, Bolton



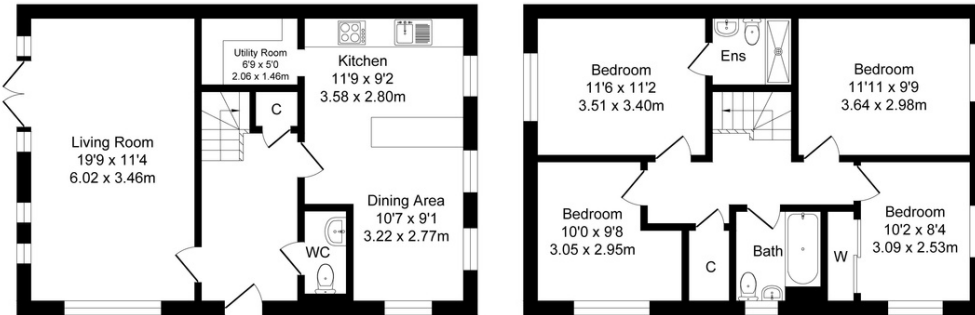
Cotton Meadows, Bolton



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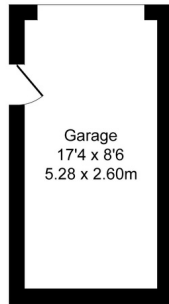
Total Approx. Floor Area 1374 Sq.ft. (127.6 Sq.M.)

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 613.5 Sq.Ft (56.9 Sq.M.)

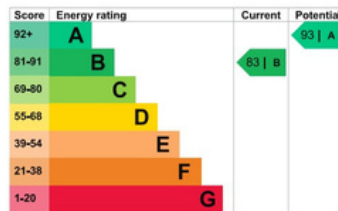


Garage

Approx. Floor Area 147 Sq.Ft (13.7 Sq.M.)

First Floor

Approx. Floor Area 613.5 Sq.Ft (56.9 Sq.M.)



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The attractive Cotton Meadows development, just off Crompton Way, has proven to be consistently in high demand and so we would anticipate similarly high levels of interest in this well presented four bed detached residence. There are only a handful of homes of this style within the development and so this offers a rather rare opportunity, with the property affording a very well laid-out floorplan which extends to circa 1,325 square feet in total, with perhaps its most notable feature being the abundance of natural light throughout, generated by the plethora of multi-aspect windows.

This family-friendly environment is ideal for little ones, whilst also being conveniently situated for those practical necessities of daily life. The railway network is accessible at Hall i'th' Wood, which is within walking distance and there are a variety of supermarkets within just a few minutes' drive, as well as a host of local shops and amenities at both Tonge Moor and Astley Bridge. The youngest members of the family are equally well catered for, with a number of local schools at both primary and secondary level nearby, including the very highly regarded Canon Slade and Thornleigh Salesian College.

One accesses the accommodation via the entrance hallway, where one will discover the practicalities of a generous understairs storage cupboard and a handy two-piece cloakroom/WC, whilst the spindled staircase with its inset spotlighting provides access to the first floor. The quality laminated wooden flooring extends throughout the ground floor, linking the spaces seamlessly. One proceeds through into the 19' lounge, which is a bright and inviting space in which to relax after a stressful day in the office, whilst the uPVC double glazed French doors providing direct access to the garden will be most useful in those warm summer months. The 19' kitchen/diner enjoys a lovely hub of the home feel and, with natural light streaming through the multi-aspect windows, this really is a fabulous place in which to entertain friends for dinner, with the sociable open plan layout ensuring the nominated chef for the evening isn't excluded from the occasion: fitted with a range of high-gloss wall and base units in white with contrasting grey laminated work surfaces and incorporating a peninsular unit with feature lighting and a host of integrated appliances, including electric oven, gas hob with extractor canopy, fridge/freezer and dishwasher. A useful off-lying utility area completes the ground floor and includes an integrated washing machine.

Up on the first floor, the landing provides access to the four bedrooms - three doubles and a good-sized single, all of which benefit from built-in furniture, with the master bedroom also boasting a hidden-away dressing table and a smart three-piece en-suite shower room. The remainder of the family are well catered for by the main bathroom, which is fitted with a three-piece suite in classic white, comprising of WC, vanity wash hand basin and panelled bath with overhead shower.

Further highlights include underfloor heating throughout the ground floor and Perfect Fit blinds to all windows.

Externally, the property occupies an attractive corner plot which affords garden areas to three sides. The main enclosed garden is not overlooked and laid mainly to lawn, with a paved patio area providing ample space for al-fresco dining or perhaps a spot of sunbathing from the south-easterly aspect when the weather allows. A personnel door provides access to the detached single garage, with additional off-road parking available on the driveway. An early viewing appointment is highly recommended.



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