



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Detached Chalet-Style Bungalow
- Adjacent to Conservation Area
- Circa 1,292 Square Feet
- Beautiful Standard of Presentation
- Fabulous Open Plan Main Living Space
- Three Bedrooms
- Landscaped Gardens & Single Garage

LOUVAINE  
AVENUE,  
BARROW BRIDGE

£285,000



Louvaine Avenue, Barrow Bridge



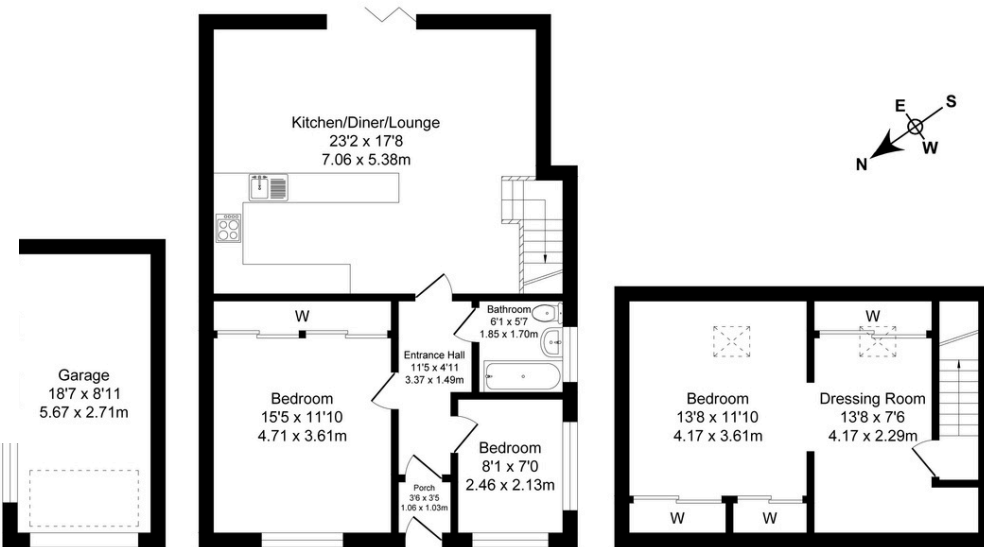
Louvaine Avenue, Barrow Bridge



Louvaine Avenue, Barrow Bridge

## Total Approx. Floor Area 1292 Sq.ft. (119.8 Sq.M.)

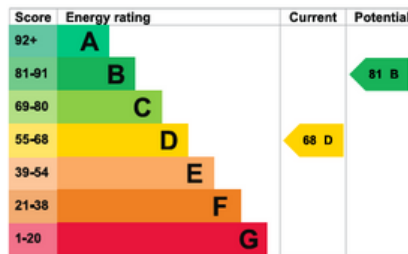
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**Garage**  
Approx. Floor Area 165 Sq.Ft (15.3 Sq.M.)

**Ground Floor**  
Approx. Floor Area 764 Sq.Ft (71.0 Sq.M.)

**First Floor**  
Approx. Floor Area 360 Sq.Ft (33.4 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](http://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.

Bungalows are so often in demand due to their limited supply, and never more so than when in good order. Therefore, we would anticipate strong interest in this fine chalet-style example, which has been the subject of a comprehensive programme of renovation in recent years. With a precise attention to detail, this beautiful home has been thoroughly transformed and finished to a really lovely standard inside and out, with a host of aesthetic improvements coupled with major building works. To include an extension to the rear, the conversion of the roof space and a thoughtful reconfiguration of the ground floor layout, to create a superb floorplan which works perfectly for modern day living.

The location is every bit as appealing, situated within a quiet and highly desirable setting on the periphery of the picturesque Barrow Bridge conservation area. Despite the peaceful surroundings, the property is far from remote, being within easy reach of the plentiful shops and amenities provided at Heaton or Halliwell, and only a short drive out of the bustling town centre of Bolton, with its abundance of high street stores, bars and eateries, as well as excellent transport connections. When one is looking for a spot of relaxation, one can take full advantage of the proximity to a number of local beauty spots which are within walking distance, including Smithills Country Park, with over 2,000 acres of moorland, woodland and farmland, or the delightful Moss Bank Park, perhaps enjoying a stroll with the dogs around its own circa 84 acres to erase the stresses of the day.

The accommodation itself extends to in excess of a generous 1,290 square feet in total, however it is the flexibility of the living space which adds another dimension here, presently utilised as a three bedroom home, yet affording the opportunity to utilise bedrooms as additional reception rooms, if so desired, should one require a separate cosy lounge or perhaps some space in which to work from home. One enters via the entrance porch and into the welcoming reception hallway, before proceeding through into the main 23' open plan living space, pleasingly located to the rear. Incorporating the extension, this magnificent lounge/diner/kitchen is a triumph of design and style, the epitome of modern day living and offering a real hub of the home style feel where all generations can gather together or indeed the perfect entertaining space, with guests able to spill out of the bi-folding doors onto the garden for an after-dinner glass of something sparkling. The vaulted ceiling with its Velux windows adds to the feeling of space and affords a great deal of natural light from the bright south-easterly aspect.

Despite its impressive proportions, this wonderfully sociable environment feels effortlessly warm and inviting, aided in no small part by the quality wooden flooring, tasteful décor and feature fireplace within the lounge area, with its inset log-effect, electric fire. The kitchen is fitted with a comprehensive range of high-gloss wall and base units in grey with contrasting solid wood work surfaces and incorporates a handy breakfast bar as well as a host of integrated appliances, including high-level double electric oven, five ring gas hob with overhead extractor canopy, fridge/freezer, dishwasher and washing machine.

Two of the bedrooms are located to the ground floor and enjoy a bright dual aspect – a particularly spacious 15' double with built-in storage and a single, whilst the ground floor is completed by the family bathroom, which is fitted with a modern three-piece suite in classic white, comprising of WC, vanity wash hand basin and panelled bath with overhead electric Triton shower.

Up on the first floor, one will discover a further spacious 13' bedroom suite created through the considered conversion of the roof space, filled with natural light via the Velux windows and boasting a dressing room with built-in storage.

Externally, the front garden is mainly laid to lawn with planting to the perimeter, whilst the rear garden is wonderfully low maintenance, being attractively landscaped and laid predominantly with artificial turf. The Indian stone flagged areas frame the space beautifully, whilst the decked seating area and pergola provide the perfect spot in which to soak up the last of the evening sunshine. A private parking space is located directly to the rear of the property, as well as a detached single garage.

This property has such broad appeal, whether it be those looking for a family home in which to raise their little ones or those whose youngsters have flown the nest and are now looking to down-size. Whatever the reason for one's interest, we are sure that this delightful property will impress with its move-in condition leaving a new owner with the simplest of tasks - the moving in of their belongings. We would highly recommend an internal inspection.



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