



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Three Bed Detached True Bungalow
- Tucked Away Cul-De-Sac Position
- Two Reception Rooms
- Modern Fitted Kitchen with Appliances
- Separate Utility Room
- Attractive & Well Screened Gardens
- Driveway Parking Facilities

THE GARDENS,
EAGLEY BANK,
EAGLEY

O/O £320,000



The Gardens, Eagley Bank, Eagley



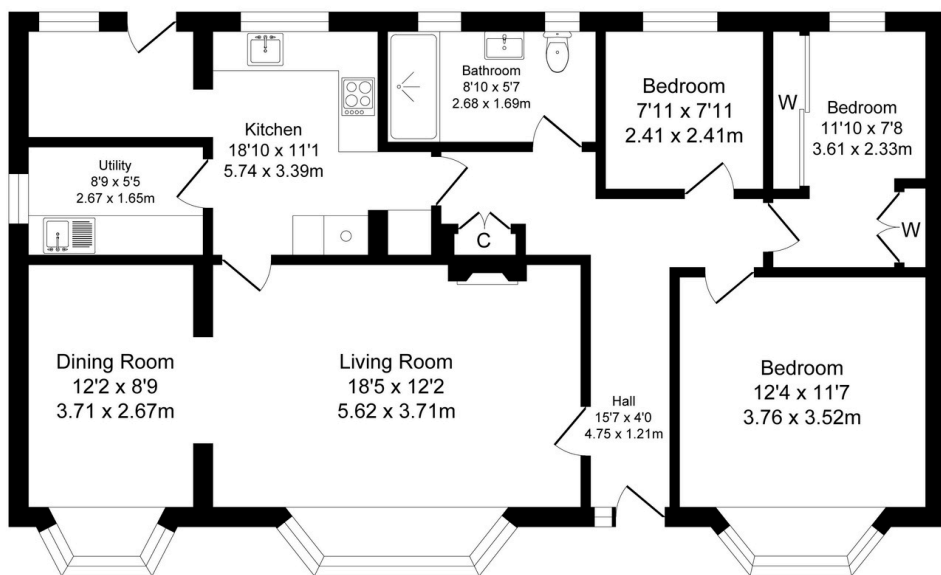
The Gardens, Eagley Bank, Eagley



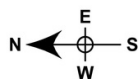
The Gardens, Eagley Bank, Eagley

Total Approx. Floor Area 1124 Sq.ft. (104.4 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.



Approx. Floor
Area 1124 Sq.Ft
(104.4 Sq.M.)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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True bungalows are so often in strong demand due to their limited supply, and never more so than when in good order. Therefore, we would anticipate strong interest in this fine example, which is presented in lovely order throughout and having been wonderfully enhanced from its original design with the thoughtful conversion of the integral garage to add additional flexibility to the generous living accommodation, now extending to in excess of 1,120 square feet in total.

The location is every bit as appealing, situated within a quiet and highly desirable cul-de-sac setting on the periphery of the quaint Eagley Bank conservation area. Despite the peaceful and characterful surroundings, the property is far from remote, being convenient and accessible, within easy reach of the plentiful shops, supermarkets and amenities at Astley Bridge, as well as being within a few minutes' drive of the bustling town centre of Bolton, with its diverse range of high street stores, bars, eateries and popular market. North Bolton affords some simply stunning countryside should one enjoy their walks, whilst the ever-popular Moss Bank Park is only a short drive away when one feels like a leisurely stroll with the dogs around its circa 84 acres for a spot of relaxation and to erase the stresses of the day.

The accommodation itself infuses a warm and inviting ambience from one's first step across the threshold, whilst there is a noticeable abundance of natural light prevalent throughout; entering via the welcoming entrance hallway, its solid Oak flooring, which extends through much of the accommodation, linking the living spaces perfectly and complemented by the matching internal doors. One continues through into the spacious 18' lounge, which manages to remain cosy despite its generous proportions. The bay window and beautiful feature Victorian-style fireplace add some lovely character to the space, whilst the open plan layout through into the 12' dining room works very well when one has the urge to entertain for the evening, with a seamless transfer for one's guests from the dinner table to the comfort of the lounge for an after-dinner glass of wine.

The 18' kitchen is fitted with a range of modern high-gloss wall and base units in grey, with contrasting black granite work surfaces and splashbacks, and incorporates a double-bowl sink unit, as well as a host of integrated appliances, including a high-level electric oven, induction hob with overhead extractor canopy, fridge/freezer and dishwasher. An off-lying space is cleverly utilised as a snug, however this would also be an ideal spot for a breakfasting area. There is also a handy utility room in which to keep the laundry out of view of unexpected visitors.

The three bedrooms are light and bright, with the 12' primary bedroom boasting another attractive bay window to the front elevation. The accommodation is completed by the bathroom, which is fully tiled and fitted with a three-piece suite in classic white, comprising of WC, vanity wash hand basin and panelled bath with overhead shower.

There is also a partially boarded loft space providing useful additional storage.

Externally, off-road parking facilities are provided for a number of vehicles on the driveway, whilst the generous plot affords gardens to both the front and rear, which are mainly laid to lawn. The rear garden is of a particularly good-size and not overlooked, being beautifully screened by mature trees and shrubs. There is also a good-sized paved patio area on which to site a dining suite or rattan sofa, or perhaps to host those impromptu summer barbeques when the weather allows.

We would highly recommend an early inspection of this lovely home.



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