



**10 Shire Croft, Bolton, BL5 3XS**

**Price £399,995**

PRICED TO SELL & A FANTASTIC OPPORTUNITY TO PURCHASE this FABULOUS NEW BUILD HOME by SEDDON HOMES AT AN AMAZING PRICE OF JUST £399,950..... offering FOUR DOUBLE BEDROOMS, FOUR BATHROOMS with a STUNNING OPEN PLAN FAMILY DINING.

Located just minutes from the M62 motorway network with strong links to Manchester, Preston, Blackburn and beyond. Westhoughton Train Station and Town Centre is also within walking distance, which offers an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. Early viewing is highly advised to fully appreciate.

### ENTRANCE HALL

Access is via composite door. Stairs leading to first floor. understairs storage, doors to lounge, kitchen and garage.

### LOUNGE 19'1" x 10'10" (5.83m x 3.32m )

Double glazed bay window to front aspect, two radiators.

### KITCHEN 11'7" x 21'6" (3.54m x 6.57m )

Stunning open plan kitchen with a range of quality wall and base units with granite worktops, central island with fitted five ring gas hob, integrated double oven, dishwasher, fridge/freezer, spotlights, tiled flooring. Three velux windows, bi-fold doors opening to rear gardens, door to utility room.

### UTILITY ROOM 6'0" x 5'10" (1.84m x 1.8m )

Double glazed door to side aspect, worktops with plumbing for washing machine and space for a dryer, tiled flooring.

### CLOAKS WC 6'2" x 4'6" (1.89m x 1.38m )

Double glazed window to rear aspect. Low level WC with concealed cistern and wash hand basin, part tiled walls, radiator, tiled flooring.

### STAIRS LANDING

Doors to all bedrooms, family bathroom and storage cupboard.

### MASTER BEDROOM 19'1" x 10'7" (5.83m x 3.24m )

Double glazed bay window to front aspect, built in wardrobes, radiator.

### EN-SUITE SHOWER 6'8" x 6'9" (2.04m x 2.08m )

Double glazed window to front aspect, low level WC with concealed cistern, wash hand basin, double walk in shower with waterfall shower head, part tiled walls, chrome heated towel rail, spotlights.

### BEDROOM TWO 12'0" x 11'5" (3.67m x 3.48m )

Double glazed window to front aspect, radiator, door to Jack & Jill shower room.

### JACK & JILL EN SUITE 4'11" x 8'8" (1.5m x 2.66m )

Low level WC with concealed cistern, wash hand basin and walk double in shower, modern part tiled walls, chrome heated towel rail, spotlights. Double glazed window to side aspect.

### BEDROOM THREE 10'9" x 11'2" (3.28m x 3.42m )

Double glazed window to rear aspect. Door to Jack and Jill en-suite, radiator

### BEDROOM FOUR 12'2" x 7'7" (3.73m x 2.33m )

Double glazed window to rear aspect, radiator,

### FAMILY BATHROOM 8'9" x 6'11" (2.68m x 2.13m )

Low level WC with concealed cistern, wash hand basin and bath, part tiled walls, chrome towel rail, spotlights. Double glazed window to rear aspect.

### GARAGE

Up and over door, combi boiler, power and light.

### EXTERIOR

To the front of the property can be found a large driveway for several vehicles leading to an attached single integral garage, shared garden mainly laid to lawn, paved pathway leading to the side which is gated, to the other side can be found a garden mainly laid to lawn with outside tap. To the rear of the property can be found a two tiered garden mainly laid to lawn, fenced around for privacy.

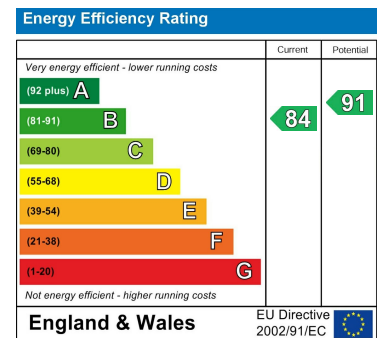
## Floor Plan



## Area Map



## Energy Efficiency Graph



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