



7 Rannoch Road, Bolton

£220,000 Leasehold

Two double bedroom dorma bungalow • Potential to be THREE bedrooms with a partition wall in the main bedroom • Large kitchen with integrated dishwasher • Modern shower room with chrome power shower • Large rear garden with railway sleeper surround • Driveway to the front for one vehicle • Solid oak doors throughout • Walking distance to local amenities • Close to good schools





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This exquisite property presents a rare opportunity to acquire a charming 2 bedroom semi-detached dormer bungalow in a sought-after neighbourhood. Boasting a distinctive dormer style design, the residence offers two spacious double bedrooms with the potential to configure a third bedroom by introducing a partition wall in the master bedroom. The interior is elegantly appointed with two reception rooms providing ample space for relaxation and entertainment. The heart of the home is the large kitchen featuring an integrated dishwasher, ensuring convenience and efficiency in meal preparation. The modern shower room is a sanctuary of relaxation, equipped with a sleek chrome power shower for a rejuvenating bathing experience. The property showcases impeccable attention to detail with the presence of solid oak doors throughout, exuding a sense of luxury and quality craftsmanship. Beyond the interiors, the bungalow enjoys a generously sized rear garden enclosed by a charming railway sleeper surround, offering a tranquil outdoor sanctuary for hosting gatherings or enjoying peaceful moments.

The external spaces of this property are thoughtfully designed to enhance the overall living experience, beginning with a flagged driveway leading to the front entrance, providing convenient parking for two vehicles. The immediate surroundings feature a well-maintained flagged pathway adorned with external lighting, creating a welcoming ambience. Step out to the rear of the property and discover a spacious flagged patio area ideal for al-fresco dining or lounging in the sun. Additionally, a large shed offers practical storage solutions, while a lush lawned area provides a green oasis for outdoor activities or relaxation. The garden is further enhanced by charming railway sleepers, tasteful planters, and a fence panel surround offering privacy and tranquillity. A small patio area at the rear of the garden provides a cosy spot for quiet moments, while a timber gate offers access to the front of the property for added convenience. Completing the external features is an external gas meter box, ensuring seamless utility management. This property promises a harmonious blend of indoor comfort and outdoor tranquillity, making it a truly exceptional place to call home.