



6 Glenmore Close, Bolton

£350,000 Leasehold

Three double bedroom traditional bungalow in Ladybridge • Primary bedroom with en-suite shower room • Massive lounge area • Main bathroom and an additional separate W.C. • Large kitchen • Kitchen and main bathroom has brand new underfloor electric heating • Well insulated lost space with lighting and sockets • Garage with electric up and over door • Good size plot in a very desirable area • Walking distance to the train station





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)

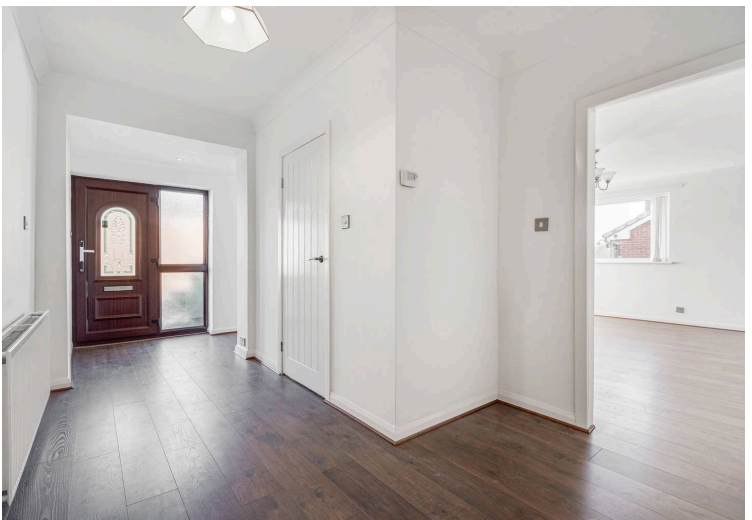
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR



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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Nestled in the tranquil and sought-after Ladybridge area, this remarkable 3-bedroom detached bungalow presents an exceptional opportunity for those seeking a spacious and well-appointed residence. Boasting three generous double bedrooms, including a luxurious primary bedroom with an en-suite shower room, this traditional bungalow offers ample space for comfortable living. The focal point of the property is the expansive lounge area, ideal for relaxing and entertaining, complemented by a main bathroom and an additional separate W.C. Adding to the allure, the large kitchen features brand new underfloor electric heating, creating a warm and inviting atmosphere for culinary enthusiasts.

Thoughtfully designed, this property boasts a well-insulated loft space with lighting and sockets, providing additional storage or potential for conversion. Completing the appeal is the convenience of a garage with an electric up-and-over door, offering secure parking or further storage options. Situated on a good-sized plot in a highly desirable location, this bungalow is within walking distance to the train station, making it a perfect choice for those who value both comfort and convenience in their lifestyle. Embrace the charm and functionality of this delightful home that promises a blend of modern amenities and traditional comfort, setting the stage for a life of ease and sophistication.

The outdoor spaces of this property invite residents to enjoy the beauty of the surroundings with a well-maintained front garden featuring two small lawned areas and a flagged pathway leading to the entrance. The property also offers side access along the side of the house, enhancing the convenience and privacy of the outdoor space. As you step into the rear garden, an immediate Indian stone patio welcomes you, ideal for al fresco dining and relaxing in the sunshine. Enclosed by a fence panel surround, the garden features a spacious lawned area and a flagged patio section, providing ample room for outdoor activities and entertaining. For added security and functionality, the outdoor space is equipped with security lighting and an outside hosepipe connection, catering to the practical needs of residents.

Further enhancing the appeal of the property, the flagged driveway can accommodate two vehicles, ensuring ample parking for homeowners and guests. The garage, complete with an up-and-over electric door, offers a versatile space with vinyl flooring, a combi boiler, gas and electric metres, and a loft hatch, providing additional storage options or potential for a workshop area. This outdoor oasis is a retreat where one can unwind, entertain, and appreciate the serene surroundings, making it a valuable extension of the inviting interiors. Experience the best of both indoor comfort and outdoor tranquillity in this meticulously crafted property that epitomises modern living at its finest.