

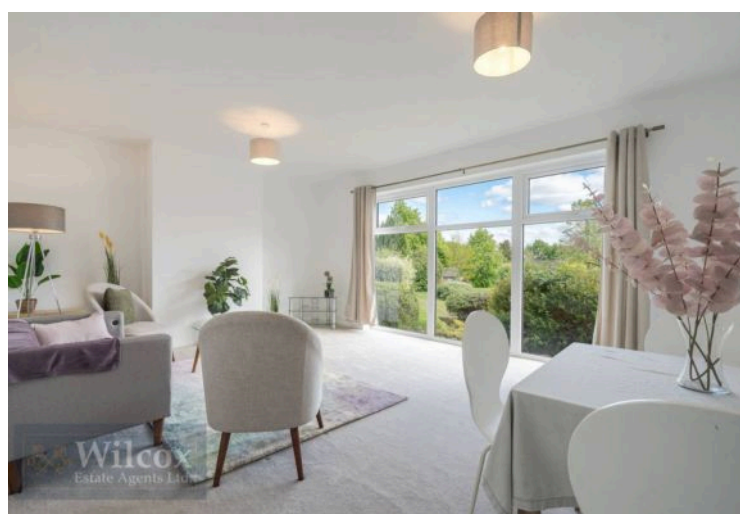


9 Lingmell Close, Bolton

£275,000 Freehold

Modernised semi detached TRUE bungalow • Brand new kitchen with Belfast sink • Two double bedrooms • Large driveway for multiple vehicles • Single detached garage to rear • Large garden to rear with the potential to extend STPP • Highly sought after area • Close proximity to Doffcocker Lodge and Moss Bank Park • Walking distance to Markland Hill Primary School • Close to motorway links and Lostock 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



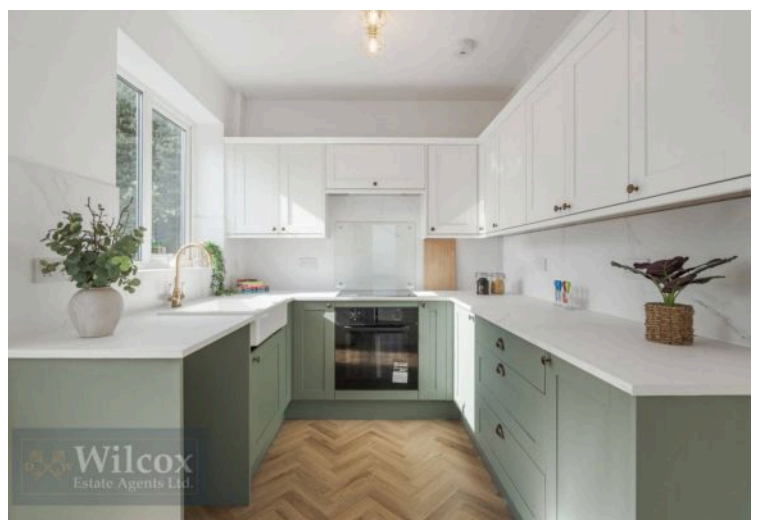
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



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Nestled in a highly sought-after area, this modernised 2 bedroom semi detached bungalow offers a fantastic opportunity for those seeking a blend of contemporary living and convenient location. The property boasts a plethora of desirable features, including a brand new kitchen with a charming Belfast sink, two generously proportioned double bedrooms, and ample parking space with a large driveway capable of accommodating multiple vehicles.

Upon entering the property, one is immediately struck by the tasteful combination of modern design and traditional charm present throughout. The brand new kitchen is a focal point of the home, exuding a sense of warmth and sophistication with its Belfast sink and sleek finishes. The spacious layout provides an ideal setting for both casual dining and entertaining guests, offering a seamless flow between the cooking and living areas.

The accommodation further comprises two generously sized double bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. The neutral decor and abundance of natural light create an inviting atmosphere, conducive to rest and relaxation. The property is completed by a single detached garage to the rear, providing additional storage and convenience for the homeowner.

Externally, the property boasts a large garden to the rear, offering ample space for outdoor activities and the potential to extend, subject to the necessary planning permissions. The neighbours have extended both to the side, rear and in the loft space. The garden provides a blank canvas for the green-fingered homeowner to create their own outdoor oasis, with plenty of room for al fresco dining, play areas, or garden cultivation.

The location of this property is truly second to none, with close proximity to a range of local amenities and attractions. Situated near Doffcocker Lodge and Moss Bank Park, residents can enjoy the tranquillity of nature while being just a stone's throw away from the vibrant city life. Additionally, the property is within walking distance to the esteemed Markland Hill Primary School, making it an ideal home for families with young children.

For those who require easy access to transportation links, the property is conveniently located near motorway links and Lostock Train Station, providing seamless connectivity to nearby towns and cities. Whether commuting for work or leisure, residents will find the location of this property to be highly advantageous in terms of accessibility and convenience.

In summary, this 2 bedroom semi detached bungalow presents a rare opportunity to acquire a modernised home in a desirable location. With its brand new kitchen, spacious bedrooms, ample parking, and potential for extension, this property offers a versatile living space that is sure to cater to the needs and preferences of a variety of buyers. Don't miss your chance to make this property your own and enjoy the best of both worlds – modern comfort and prime location. Schedule a viewing today to experience the charm and potential of this beautiful home first hand.