



## 32 Whitehill Lane, Bolton

£270,000 Leasehold

No Forward Chain • Detached True Bungalow • Large Driveway • Spacious Living • Popular Residential Location of Horrocks Fold • Built In Wardrobes • Beautifully Maintained Gardens • Well Maintained Throughout





Immaculately maintained 3-bed detached bungalow in Horrocks Fold. Stylish living spaces, ample storage, large driveway, garage for 4 cars. Beautiful gardens with al fresco dining area. Modern luxury living in tranquil setting. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### **Entrance Hallway**

A spacious hallway with built in storage, frosted windows to kitchen, fully carpeted and warmed via single radiator.

### **Lounge**

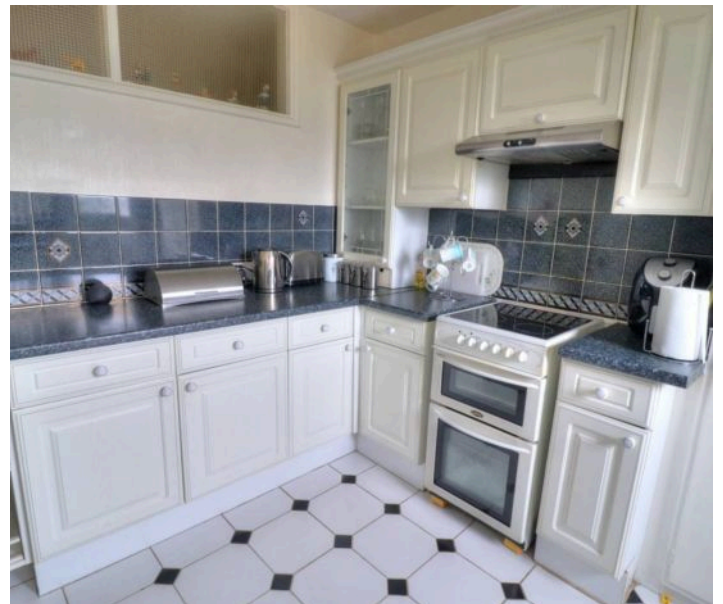
17' 9" x 11' 5" (5.41m x 3.48m)

A spacious family room with large upvc window to front, vertical blinds, multiple power points, gas fire with marble surround, fully carpeted, two wall lights, central ceiling light and warmed via a single radiator.

### **Kitchen**

10' 10" x 9' 8" (3.30m x 2.95m)

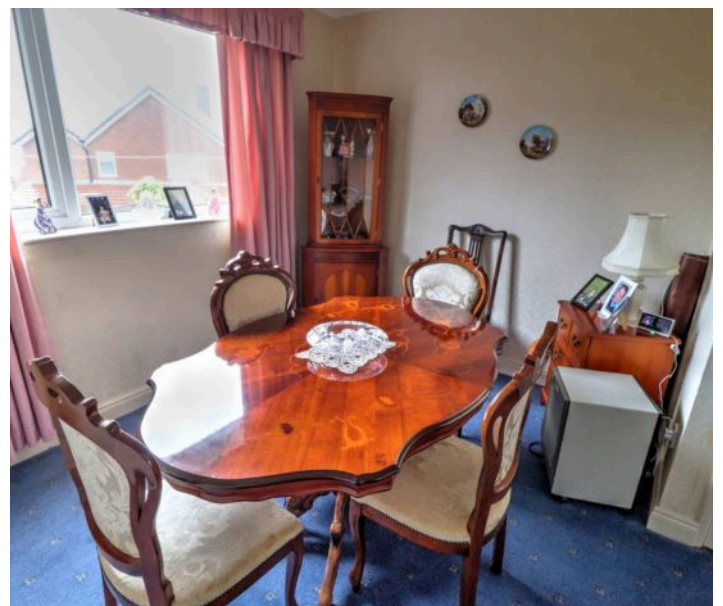
A generous family kitchen with break fast bar, a range of fitted base and wall units, large work tops, sink under upvc window, wall mounted extractor fan, tiled flooring, tiled splash backs, vertical blinds, upvc door for side access and warmed via single radiator.



### **Dining Room Bedroom Two**

10' 10" x 11' 4" (3.30m x 3.45m)

A spacious dining room created utilising the original second bedroom with large upvc window and vertical blinds, multiple power points, fully carpeted and warmed via single radiator.







#### **Bathroom**

6' 4" x 7' 5" (1.93m x 2.26m)

A three piece bathroom suite, tiled walls and floor, frosted upvc window, shower over bath with glass screen, low level WC, wash basin with vanity unit under and built in storage.



#### **Bedroom One**

14' 4" x 10' 3" (4.37m x 3.12m)

A large double room with built in wardrobes, large upvc window, vertical blinds, fully carpeted and warmed via single radiator.

#### **Bedroom Three**

7' 8" x 8' 7" (2.34m x 2.62m)

A single bedroom with upvc window and vertical blinds, multiple power points, fully carpeted and warmed via single radiator.











#### **REAR GARDEN**

A large split level rear garden with mature grassed lawn, flagged path and patio area ideal for al fresco dining, wood fenced border with side access to garage and main property.

#### **FRONT GARDEN**

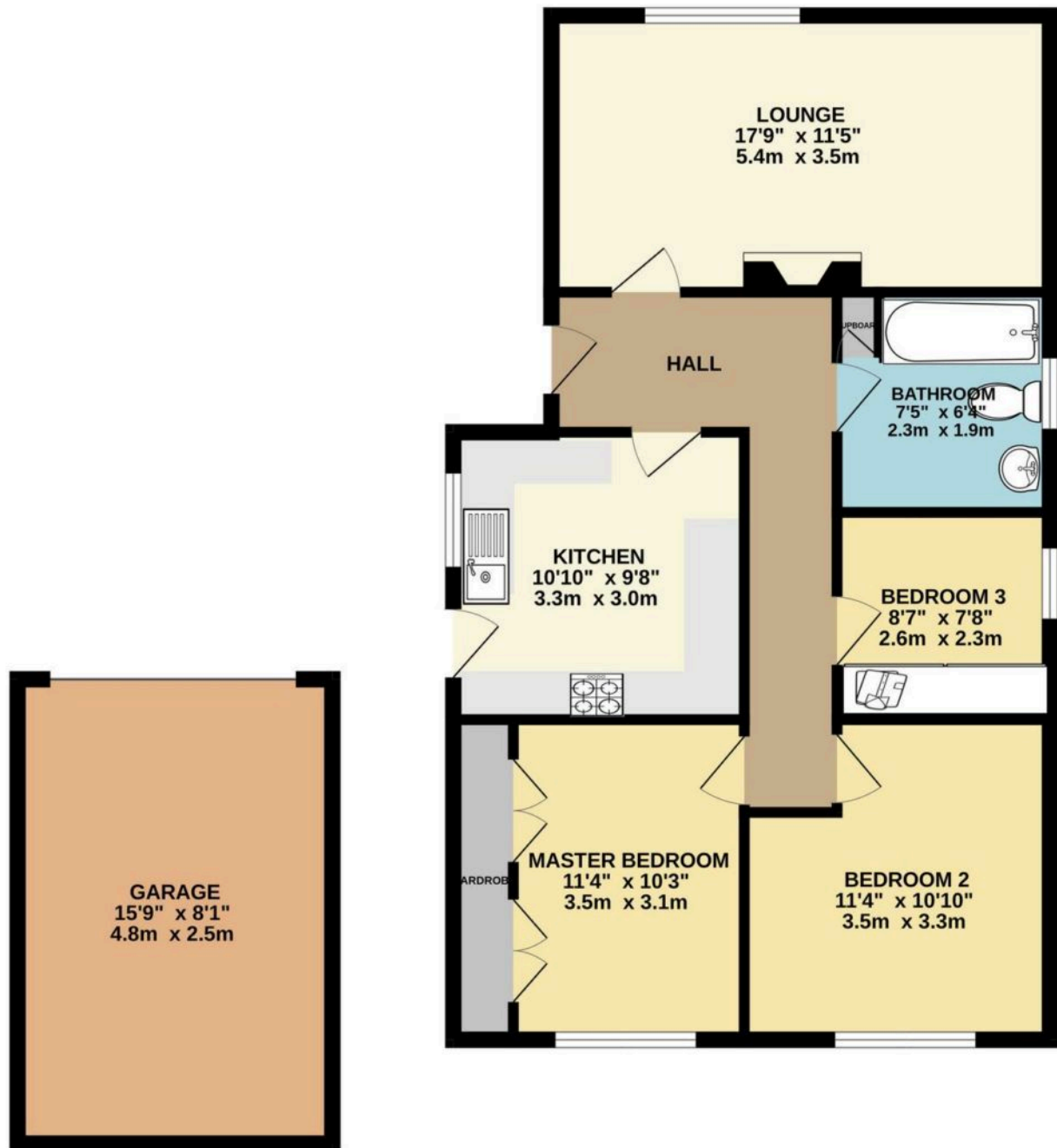
A large mature grassed lawn with flagged border and driveway to side.







## 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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