



372 Chorley Old Road, Bolton

£375,000 Leasehold

Four Generous Bedrooms • Unique Detached Home • Large Artificial Grassed Rear Garden • Master En-Suite • Guest WC • Air Con Units • Three Car Driveway • Open Plan Family Room • Bay Window Fronted • Solid Oak Flooring



Immaculate 4-bed detached house with modern features, spacious layout, artificial grassed garden, al fresco dining area, and ample off-road parking. Perfect for large families seeking a prestigious home.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Ent Hallway

13' 8" x 7' 3" (4.17m x 2.21m)

A bright spacious entrance hallway, solid oak flooring, power point, central ceiling light and warmed via wall mounted radiator.

Lounge

13' 5" x 15' 2" (4.09m x 4.62m)

A spacious family lounge with large upvc bay window, side upvc window, gas fire with surround, oak flooring, central ceiling light, multiple power points and warmed via wall mounted radiator.

Guest WC

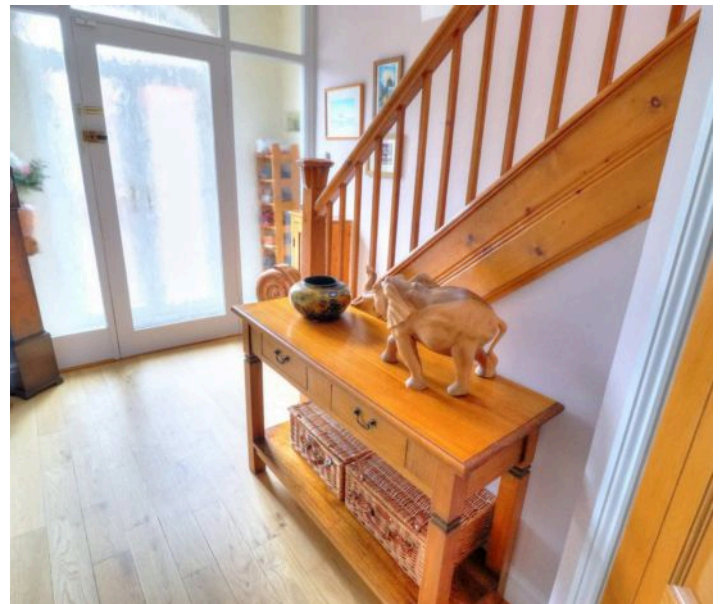
5' 4" x 6' 1" (1.63m x 1.85m)

A useful guest wc with the added use of providing access under floor, frosted side upvc window, low level toilet, wash basin, oak flooring and warmed via wall mounted radiator.

Dining Area

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

A open plan aspect family area with this being the designated family dining space with side upvc window, oak flooring, power points, wall mounted radiator and multi function air con unit with climate control.







Family Room

22' 6" x 10' 10" (6.86m x 3.30m)

A large second living room with five arched uPVC windows with three having bespoke arched double french doors, multiple power points, two wall mounted radiators, multi function air con unit, central ceiling lights, travertine marble flooring, open plan aspect to dining area and family kitchen.

Kitchen

13' 0" x 10' 8" (3.96m x 3.25m)

A generous family kitchen with large granite work tops and breakfast bar, a range of solid oak fitted base and wall units, sink under upvc window, storage cupboard housing gas combi boiler, oak flooring, under counter lighting, electric oven/grill, tiled splash backs, gas hob with extractor above and two ceiling light fittings.

Landing

21' 10" x 9' 5" (6.65m x 2.87m)

A bright and airy landing area fully carpeted, two frosted upvc windows over staircase, multiple power points and central ceiling light fittings.

Bedroom One

12' 9" x 15' 3" (3.89m x 4.65m)

A large double room with upvc bay window, fully carpeted multiple power points, central ceiling light, wall mounted radiator, fitted wardrobes, multi function air con unit and access to en suite shower room.





En-Suite

8' 9" x 7' 3" (2.67m x 2.21m)

A well proportioned en-suite shower room with frosted upvc window, heated towel rail, central ceiling light, low level w.c, wash basin and walk in shower cubicle.

Bedroom Two

11' 5" x 13' 1" (3.48m x 3.99m)

A spacious double room with large upvc window, fully carpeted, multiple power points, central ceiling light, fitted wardrobes, wall mounted radiator and multi function air con unit.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

A three piece family bathroom suite with corner bath and shower above, low level w.c, wash basin, laminate flooring, frosted upvc window, heated towel rail and central ceiling light.

Bedroom Three

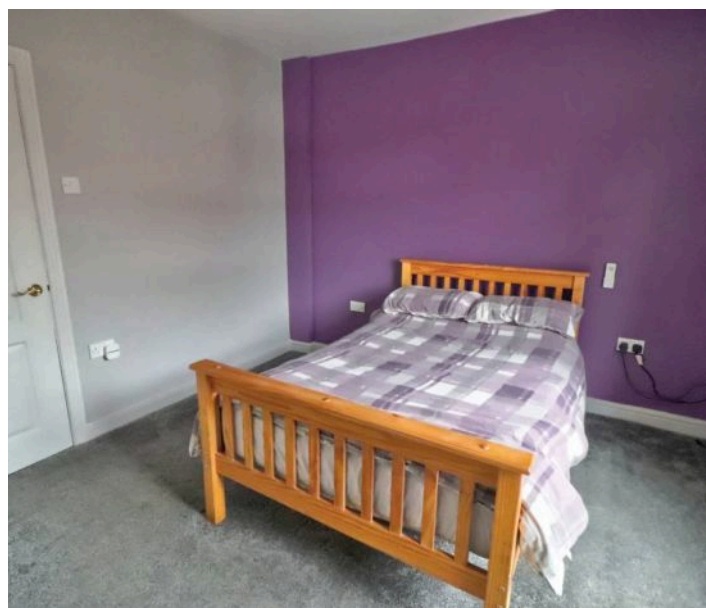
11' 3" x 10' 1" (3.43m x 3.07m)

A double room with two upvc windows, fully carpeted, multiple power points, central ceiling light, wall mounted radiator and multi function air con unit.

Bedroom Four

10' 11" x 9' 3" (3.33m x 2.82m)

A double room with two upvc windows, fully carpeted, multiple power points, central ceiling light, wall mounted radiator and multi function air con unit.







REAR GARDEN

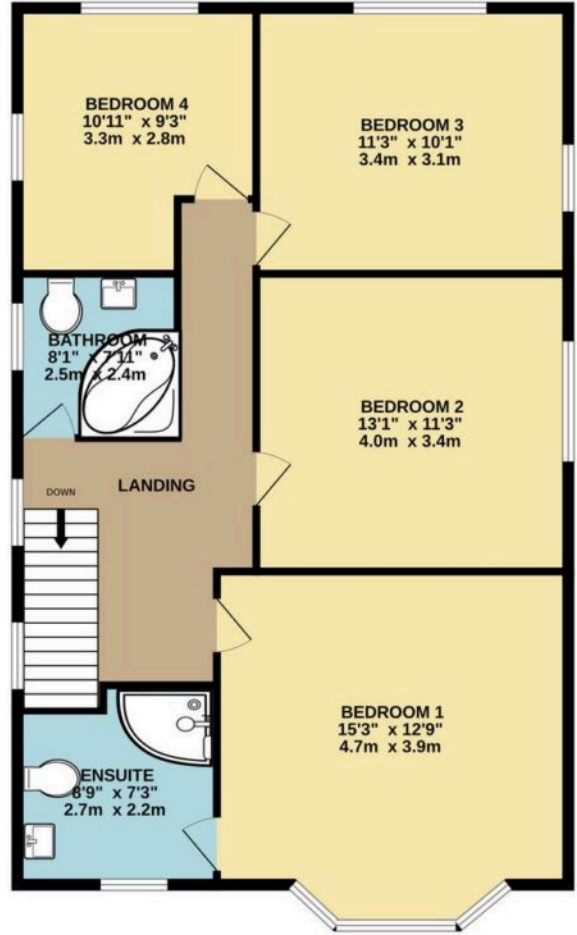
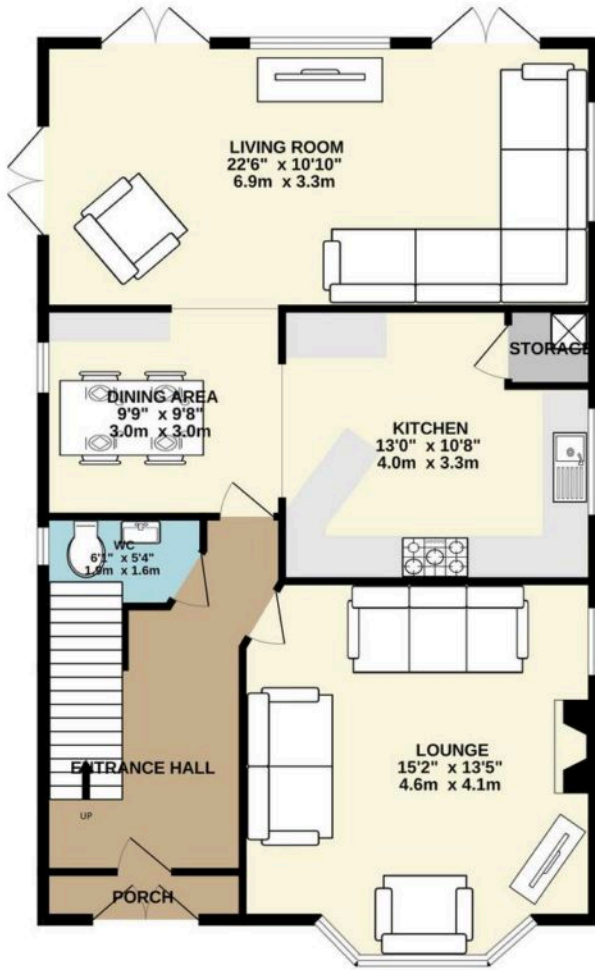
A large rear garden with attractive low maintenance artificial grassed lawn, stone chipped patio ideal for al fresco dining, gated access on both sides, external power point and water faucet, two storage units and brick-walled/fenced boundary.





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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