



9 Marlwood Road, Bolton

£380,000 Freehold

Kitchen Extension with Bi Fold Doors • Utility room • Integral Single Garage • Four Generous Bedrooms • Bathroom And Shower Room • Two Reception Rooms • Catchment of Markland Hill & Church Road Primary Schools • Ideal For Growing Families • Two Car Driveway • Kitchen with Under Floor Heating



Immaculate 4-bed semi-detached in Markland Hill School catchment. Modern kitchen with bi-fold doors, spacious reception rooms, underfloor heating, garage, and driveway. Tranquil garden oasis. Luxurious living at its finest. Council Tax band: C

Tenure: Freehold



Kitchen/Dining Room/Lounge

18' 5" x 16' 4" (5.61m x 4.98m)

This stunning family kitchen diner provides the focal point of this attractive family home with a bright and airy room for entertaining with features such as under floor heating, three Velux windows, bifold doors to rear, upvc French doors to side, large work tops with breakfast bar, modern ceiling spot lighting, a range of integrated appliance, glass splash backs, multiple power points and aerial cable for wall mounted TV, wood effect laminate flooring and access to utility room through to integral garage. This is sure to be the heart of the property.

Lounge

13' 5" x 11' 10" (4.09m x 3.61m)

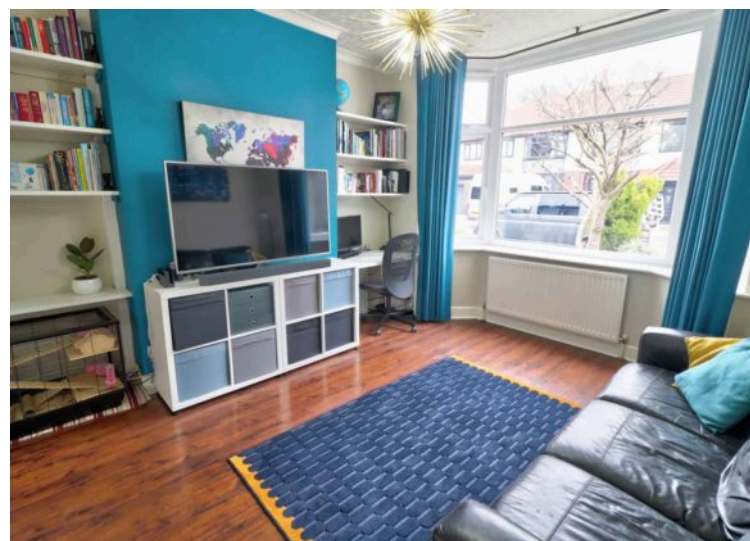
A generous family room with stunning upvc bay window to front, central ceiling light, wood effect laminate flooring, multiple power points and wall mounted radiator.

Living Room

13' 4" x 10' 10" (4.06m x 3.30m)

A spacious second reception room with upvc bay window to rear, original picture rails, multiple power points, central ceiling light, wood effect laminate flooring and two wall mounted radiators.







Guest WC

5' 6" x 2' 2" (1.68m x 0.66m)

A guest wc under staircase with corner wash basin, low level toilet and tiled flooring.

Hallway

A bright entrance hallway with central ceiling light, power points, laminate flooring and wall mounted radiator.

Utility Room

8' 3" x 5' 1" (2.51m x 1.55m)

A utility room to the rear of the integral garage fitted with work top and plumbed for wash appliances.

Landing

11' 4" x 6' 5" (3.45m x 1.96m)

Fully carpeted, multiple power points, loft hatch with ladder and central ceiling light.

Bedroom One

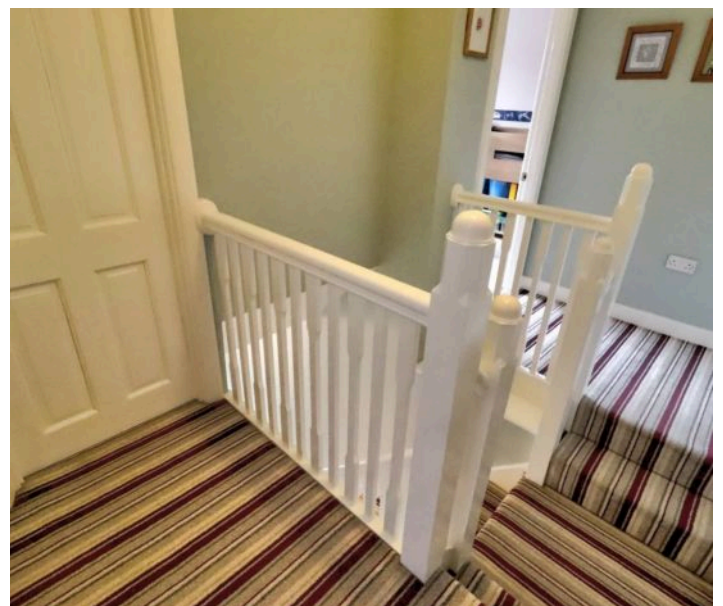
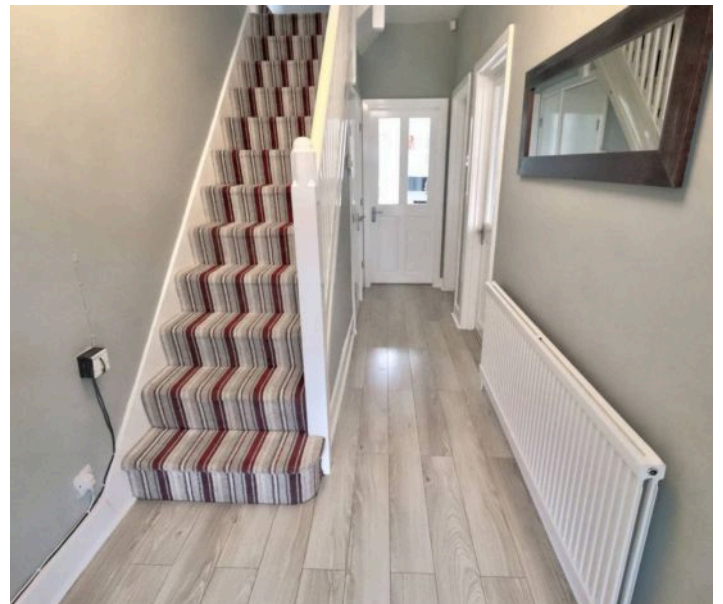
14' 1" x 11' 9" (4.29m x 3.58m)

A large double room with upvc bay window to front, original picture rail, multiple power points, central ceiling light, fully carpeted and wall mounted radiator.

Bedroom Two

12' 0" x 11' 10" (3.66m x 3.61m)

A large double room with upvc window to rear, multiple power points, central ceiling light, fully carpeted and wall mounted radiator.





Bedroom Three

8' 3" x 12' 2" (2.51m x 3.71m)

A generous bedroom with upvc window, fully carpeted, multiple power points, central ceiling light and wall mounted radiator.

Bedroom Four

11' 6" x 8' 3" (3.51m x 2.51m)

A generous single bedroom with upvc window, multiple power points, central ceiling light, fully carpeted and wall mounted radiator.

Shower Room

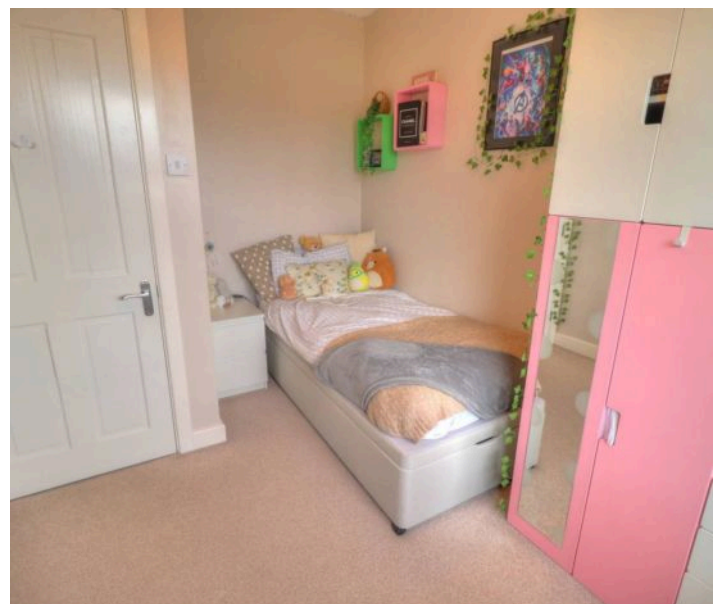
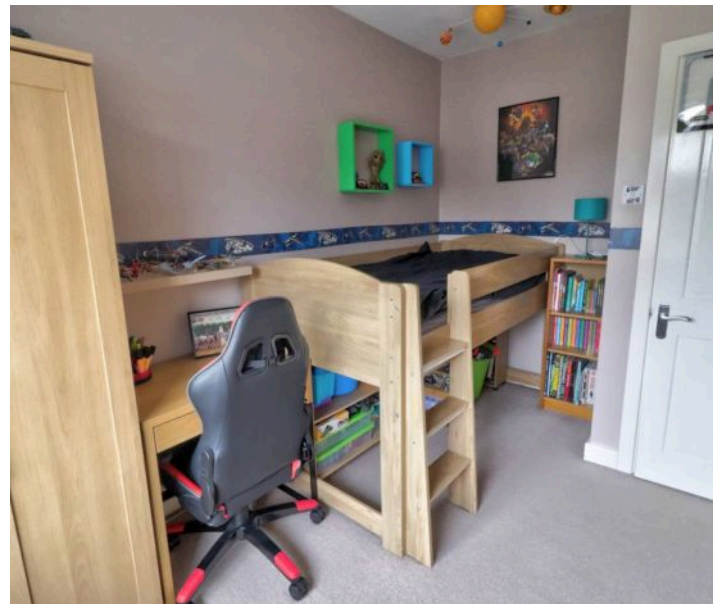
7' 0" x 8' 6" (2.13m x 2.59m)

A large shower room with frosted upvc window, tiled floor, central ceiling light, low level w.c, wash basin with tiled splash back and wall mounted towel rail/radiator.

Bathroom

6' 1" x 8' 5" (1.85m x 2.57m)

A three piece bathroom suite with shower over bath, glass shower screen, frosted upvc window, tiled walls and flooring, low level w.c, wash basin, wall mounted towel radiator, central ceiling light, and built in storage.







REAR GARDEN

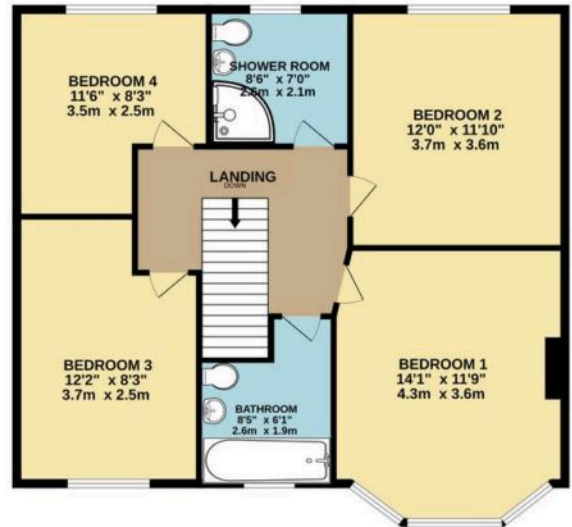
A large south facing rear garden with mature grassed lawn, stunning Indian stone flagged patio ideal for al fresco dining, established trees and shrubs, wood fenced border and side gated access.



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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