



- Extended Detached Family Home
- Large Garden Plot Plus Driveway for several vehicles/Brick Built Double Detached Garage
- Lounge/Conservatory
- Dining Room/Impressive Kitchen
- Downstairs Wc/Study Area
- Four Generous Sized Bedrooms
- Two Bathrooms
- Internal Inspection Highly Advised/No Chain

37 Lea Gate Close, Bolton, BL2 4AA

The property

Are you looking for a spacious detached family home with fabulous sized gardens and a large detached garage, plus a driveway for several vehicles? Well this one could be the one for you...

There is no upward chain to this one either!

Step Inside

Into the spacious entrance hallway which has space to house a desk, perfect for anyone working from home. Just off this is a handy downstairs W.C. The first room to discover is your lounge, this is a lovely sized room with timber/glazed doors giving access to your dining room. The conservatory which sits to the rear of the property is accessed via the lounge, windows look over the extensive south facing gardens and French doors lead to the patio. The dining room also looks over the rear garden and an exit door leads outside. A living flame gas fire will give a warm glow. An opening flows through to your impressive kitchen, this room can also be accessed via the entrance hallway. The kitchen features light grey fitted wall and floor units including Neff ovens and warming plate below, integrated Bosch fridge and freezer, dishwasher, wine cooler, Bosch washing machine and Lamona tumble dryer. The breakfast island is the perfect place to entertain family and friends, housing the AEG 5-ring gas hob with a contemporary style pop up extractor and also a useful pop up electric point.

Bedtime & Baths

The four bedrooms are all very good sized rooms, and the first floor also boasts two bathrooms. Bedroom one is an extremely large double with two windows looking over the rear garden. Bedroom two benefits from a spacious 3 piece bathroom, it can also be accessed via the landing. Bedrooms three and four sit to the front of the property. A family 4 piece shower room completes the accommodation.

Step Outside

Into the wonderful gardens, a large patio area is the perfect spot to set up your garden furniture and BBQ to sit and relax in the summer sun! The extensive lawns are well manicured, ideal for kids to play with siblings and friends. As mentioned earlier the generous sized driveway leads to a brick built detached double garage with a tiled pitched roof and internal electric supply.

The Location

The property is ideally placed in Harwood Village with excellent amenities including high regarded primary and secondary schools, including St Maxentius CofE, Canon Slade CofE and Turton School. Local shops are all within walking distance and Bromley Cross Train Station isn't too far away. The idyllic location is also within a stone's throw of the Kingfisher Trail leading to Bradshaw Hall Fisheries, Bradshaw Tennis and Cricket Club and the Jumbles Country Park. There are also some great restaurants including The Crofters, Baci, Bill & Co and Roka to name a few.

£450,000

www.williamthomasestates.co.uk

454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

Entrance Hallway



Study Area



Downstairs Wc



Lounge



Conservatory



Dining Room





Impressive Kitchen



First Floor



Bedroom 1



En-Suite Bathroom



Bedroom 2



Bedroom 3



Bedroom 4



4 Piece Shower Room



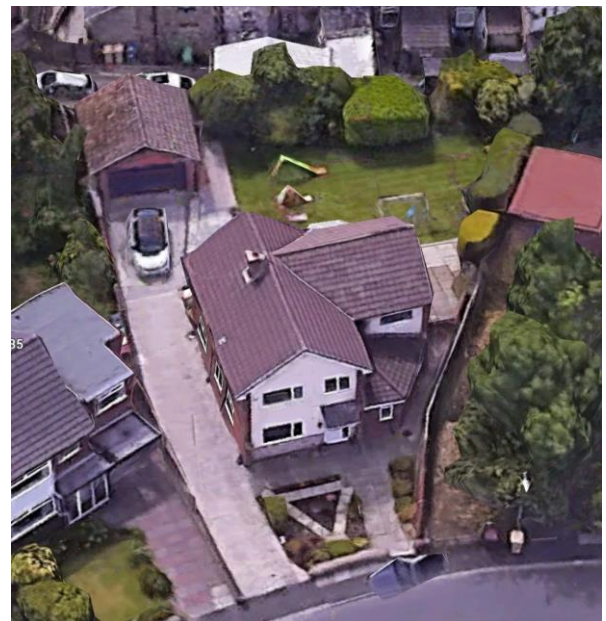
Outside



Detached Garage



Aerial Photography

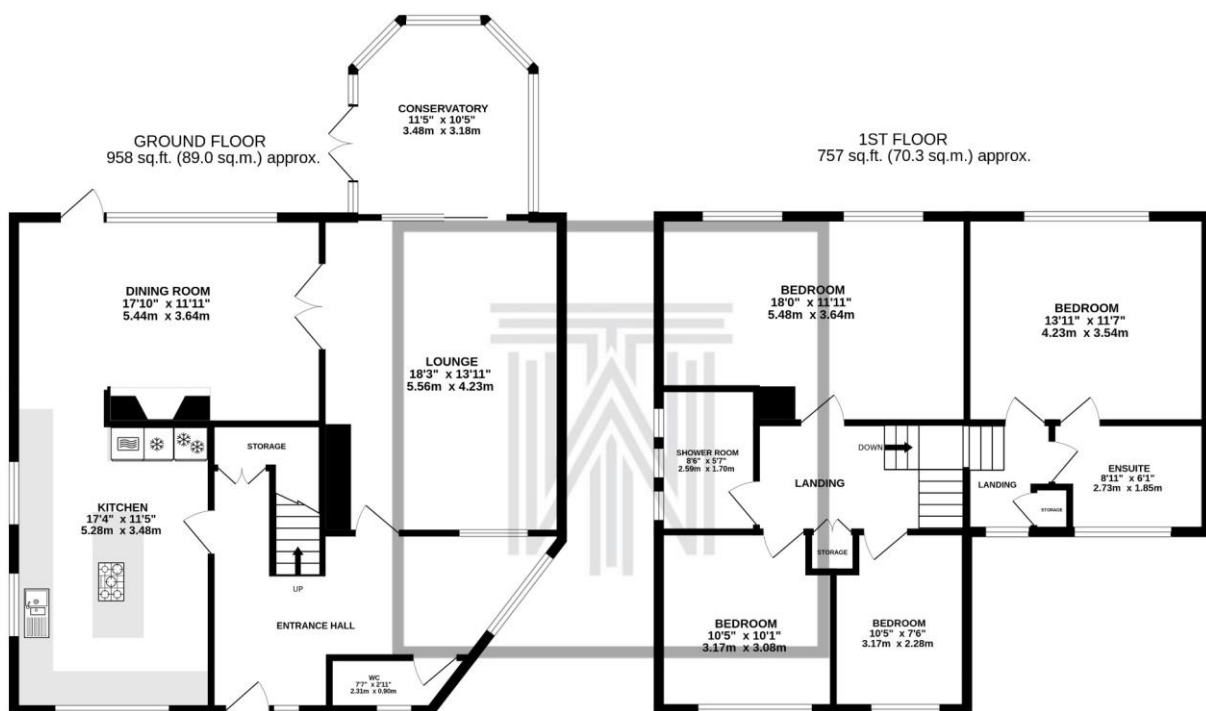


Front Elevation



Agents Notes

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37 LEA GATE CLOSE - MARKETED BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA : 1715 sq.ft. (159.3 sq.m.) approx.

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