



Perendale Rise, Bolton, BL1 6RY

£349,950

A Modern, detached three bedroom family home which has been much improved and re configured to now provide a versatile layout with three reception rooms to the ground floor and en suite facilities to the first floor. The ground floor contains a dining area, lounge area, double glazed conservatory, cloakroom wc, re fitted kitchen and a family room converted from the original garage space. On the first floor there are three good sized bedrooms with the main bedroom having re fitted en suite facilities and fitted wardrobes. The two remaining bedrooms both have fitted wardrobes and a family bathroom completes the accommodation. Outside the gardens have been well tended and offer good degrees of privacy. To the front of the property there is private driveway parking.



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The area is close to well regarded local schools at all levels. If good transport links are a priority you have the M61 motorway network along with local bus routes located within close proximity.

ENTRANCE PORCH

Door through to dining area

DINING AREA 12'11" x 12'2" max (3.96m x 3.71m max)

Double glazed bay window to front aspect, doors through to ground floor rooms, laminate flooring

LOUNGE AREA 14'4" x 11'10" max (4.37m x 3.63m max)

Doors to conservatory, stairs leading to first floor, laminate flooring

CONSERVATORY 14'0" x 12'9" max (4.27m x 3.89m max)

Double glazed conservatory, doors to rear gardens, laminate flooring

FAMILY ROOM 13'1" x 8'0" max (4.01m x 2.46m max)

Converted from original garage, double glazed window to front aspect, laminate flooring

KITCHEN 11'8" x 6'11" max (3.56m x 2.13m max)

Twin aspect double glazed windows, re fitted with a modern range of floor and wall units with work surfaces over, plumbing for washing machine, sink unit with mixer tap, gas hob and electric oven, integrated fridge freezer, plumbing for dishwasher, laminate flooring

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

FIRST FLOOR LANDING

Loft access, carpeted flooring

MAIN BEDROOM 13'0" x 9'6" max (3.96m x 2.90m max)

Double glazed windows to front aspect, fitted wardrobes, spot lighting, laminate flooring

EN SUITE

Modern re fitted en suite shower room with shower enclosure, low level wc, wash hand basin, tiled walls

BEDROOM 12'9" x 9'1" max (3.89m x 2.77m max)

Double glazed window to rear, fitted wardrobes, carpeted flooring

BEDROOM 12'0" x 6'8" max (3.66m x 2.03m max)

Double glazed window to rear, fitted wardrobes, carpeted flooring

BATHROOM

Matching white bathroom suite with tiled surrounds

REAR GARDENS

Laid to lawn, patio seating areas, mature shrub, tree and flower borders

PARKING

Driveway parking to the front of the property





