



26 Cotton Meadows, Bolton, BL1 8GA
£344,995

PROPERTY
PERSPECTIVE

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

This exclusive development off Crompton Way is consistently popular with families, there are parks and recreation space nearby, sports and leisure clubs and facilities within easy reach and of course superb travel links via both road and railway.

ENTRANCE HALL

Stairs to first floor, doors to ground floor rooms

CLOAKROOM WC

Low level wc, wash hand basin

LOUNGE AREA 15'5" x 11'5" (4.7 x 3.5)

Double glazed doors and windows to rear gardens, media wall. wood laminate flooring

KITCHEN BREAKFAST ROOM 17'8" x 7'6" (5.4 x 2.3)

Double glazed doors to rear gardens, wall and base units with integrated and free standing appliances, dining area

STUDY 9'2" x 7'6" (2.8 x 2.3)

Double glazed window to front aspect, wood laminate flooring

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM 12'1" x 13'5" (3.7 x 4.1)

Double glazed window, carpet flooring, fitted wardrobes

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM 12'5" x 8'10" (3.8 x 2.7)

Double glazed window, carpet flooring

BEDROOM 11'5" x 8'6" (3.5 x 2.6)

Double glazed window, carpet flooring

BEDROOM 10'9" x 7'6" (3.3 x 2.3)

Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite with tiled surrounds

OUTSIDE

Landscaped rear gardens which are fully enclosed with decked seating areas. Garage with driveway parking to the front of the property

