



10 Marlwood Road, Bolton

£385,000



- NO CHAIN
- Four Bedrooms (One with En-Suite Bathroom)
- Ultimate Man Cave Luxury Adjoining Garage. 29ft x 8ft x

- Sought After Area
- Convenient for Local Schools and Shops
- High Quality Fixtures and Fittings

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If you are looking for an extended property in a sought after location and which has the 'Wow' factor look no further than 10 Marlwood Road in Smithills. Extended and refurbished to the highest standard the property briefly comprises entrance hall, lounge, open plan dining room, family room, kitchen and utility room with w.c to the ground floor, three double beds (one with en-suite bathroom) and family shower room to first floor and double bedroom with storage to the second floor. Externally block paved area to the front with parking for three cars leading to single garage and to the rear extensive flagged patio area with hot tub and garage sized outbuilding. Warmed by a sophisticated central heating system and with the benefit of underfloor heating together with double glazing throughout. A superb family home which needs to be viewed to be appreciated.



Modern Rock Door with Feature Double Glazed Entrance Hall

Traditional two metre ornate cast iron double radiator, wooden effect tiled flooring, storage. Stairs with iron spindles to first floor.

Lounge

Modern wooden wall panelling, traditional cast iron double radiator, double glazed bay window, coving.

Open Plan Dining Room / Family Room / Kitchen Dining Room

Wooden effect tiled flooring, coving, wet under floor heating.

Family Room

Double glazed 'floor to ceiling' windows with electric curtain rail, wooden effect tiled flooring, wet underfloor heating, double glazed french doors leading to rear garden area.

Kitchen

Extensive range of wall and base units with complementary granite worktops and splash backs, 1 ½ stainless steel sink, integrated dishwasher, double oven 6 burner ranger cooker, extractor hood, breakfast bar, kick space heater, velux windows, wooden effect tiled flooring, wet underfloor heating.

Utility Room

Stainless steel sink, plumbed for washer, extractor fan, tiled splash back. W.c in white, wooden effect tiled flooring, double radiator.

Luxury Garage

Fully plastered and painted, luxury tiled flooring with wet underfloor heating, three double florescent lights, ample power sockets. Double remote roller shutter doors. Could be very easily changed into a room/ bedroom/games room.

Landing with Feature Frosted Window

Double radiator, stairs with iron spindles to second floor.

Master Bedroom (Front Elevation)

Fully fitted drawers, wardrobes and storage, double radiator, leading to:

Ensuite Bathroom

Bath, wash basin in vanity unit and w.c in white, over



bath shower, tiled walls, heated towel rail, inset lighting, tiled flooring.

Bedroom Two (Front Elevation)

Fully fitted wardrobes, drawers and storage, double glazed bay window, double radiator.

Bedroom Three (Rear Elevation)

Fully fitted wardrobes, drawers and storage, wooden flooring, double radiator.

Family Shower Room

Modern two piece in white with vanity unit and double walk in shower, extractor fan, tiled walls, tiled flooring, double heated towel rail, inset lighting.

Second Floor (Loft Location)

Bedroom Four

Fitted storage housing dual central heating boilers and camera and security system. Storage in eaves, velux windows.

External

To the front low maintenance tarmac with stone block surround with parking for three vehicles leading to single garage with two electric roller shutter doors and under floor heating. Access to the rear garden through side gate. To the rear Indian stone fully paved with steps leading to garage sized outbuilding and hot tub. Night lighting to floor and soffit's.

PROPERTY MISDESCRIPTION ACT 1991.

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