



16 Blairmore Drive , Bolton, BL3 4UE

A well presented and attractive four bed detached family home situated in the popular and sought after area of Ladybridge. The property in an elevated position with pleasant views to the front comprises entrance hall, lounge, dining room, fitted kitchen with integrated appliances, separate utility room with w.c to the ground floor and with four bedrooms (two fitted) and family bathroom to the first floor. To the side off road parking with car port leading to single garage with electric door. Well established gardens to the front and rear with ample stocks of plants and shrubs. Double glazed throughout and with the benefit of gas central heating. A superb family home which needs to be viewed.

£420,000

16 Blairmore Drive

, Bolton, BL3 4UE



- Well Presented & Attractive
- Fitted Kitchen with Integrated Appliances
- Elevated Position
- Four Bedrooms (Two Fitted)
- Separate Utility Room
- Single Garage & Off Road Parking Plus Car Port
- Two Reception Rooms
- Popular Location
- Well Stocked Established Gardens to Front and Rear

UPVC Front Door

Entrance Hall

Single radiator, under stairs storage cupboard, ceiling coverings.

Lounge

Attractive feature fireplace with gas coal effect fire, ceiling coving, two single radiators.

Dining Room

Double radiator, bay window.

Kitchen

Range of modern fitted wall and base units with contrasting worktops incorporating single drainer sink unit. Gas hob, gas oven, built in overhead extractor fan, tiled between units. Integrated fridge, integrated freezer, integrated dish washer. Double radiator, recessed eye ball lighting, back door providing access to rear garden.

Downstairs WC / Utility Room

Built in vanity unit with low flush toilet and wash

hand basin. Built in worktop, tiled walls, plumbing for washing machine, heated towel radiator, recess eye ball lighting.

Landing

Ceiling coving, access to loft.

Bedroom One

Range of fitted wardrobes to one wall, single radiator.

Bedroom Two

Single radiator.

Bedroom Three

Built in cupboard, fitted wardrobe with overhead cupboards, single radiator.

Bedroom Four

Single radiator.

Bathroom

Modern three piece suite in white, comprising of bath with mixer shower. shower screen, built in vanity unit with low flush toilet and wash hand basin, heated towel rail, recessed eye ball lighting.

Heating

Gas central heating from boiler in the utility room.

External

Off road parking with car port leading to single garage with electric door.

Garden

Good sized garden to the front and open plan lawned well stocked rear garden with hedge.

PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.

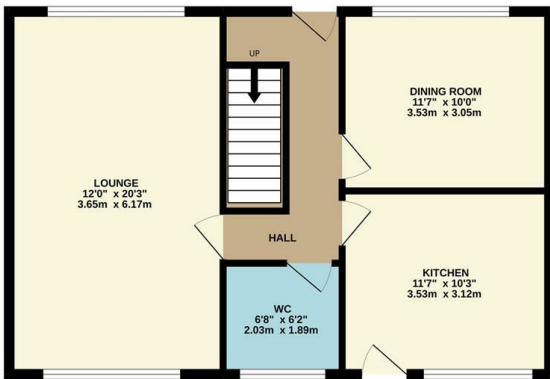


Directions

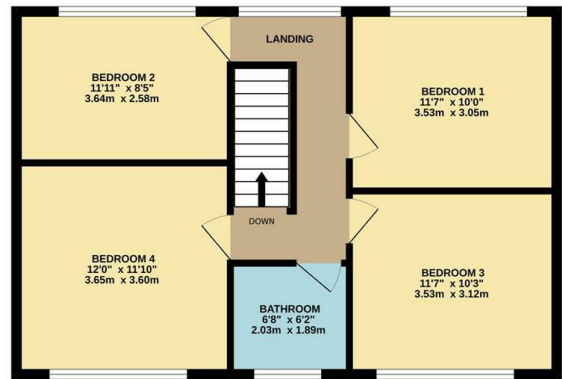


Floor Plan

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

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.
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

651 Chorley Old Road, Bolton, BL1 6BJ
Tel: 01204 848484 Email: info@chrisballestates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	