



12 Ladymeadow Close , Bolton, BL1 8UW

Well presented good sized three bedroom detached family home in the popular and convenient location off Crompton Way. Situated in a quiet cul-de-sac and with off road parking leading to single garage to the front. The property itself briefly comprises vestibule with cloaks, dining room, lounge and fully fitted kitchen to ground floor with three double bedrooms, one with en-suite shower room and family bathroom to first floor. Externally in addition there is a large enclosed lawned garden area to the rear ideal for family living. Double glazed throughout and warmed by gas central heating. Viewing is a must.

£274,950

12 Ladymeadow Close

, Bolton, BL1 8UW



- Three Double Bedrooms
- Large Lawned Rear Garden
- Ideal Family Home
- Two Reception Rooms
- Off Road Parking and Single Garage
- Popular and Convenient Location
- Quiet Cul-de-Sac

Vestibule

Window to side. Single radiator.

Cloaks

Two piece suite in white.

Dining Room

Double glazed windows to front and side. Laminate flooring, under stairs storage, double radiator, stairs to first floor, door leading to:

Lounge

Double glazed patio door leading to large rear garden, laminate flooring, coving, two double radiators.

Kitchen

Wall and base units with complementary worktops, 1½ stainless steel sink, gas hob, electric oven, extractor hood, plumbed for washer and dishwasher, part tiled, laminate flooring, single radiator, rear exit door.

Landing with Storage and Access to Loft

Bedroom One (Rear Elevation)

Large double, single radiator.

En-Suite Shower Room

Bedroom Two (Front Elevation)

Large double, feature double glazed bay window, single radiator.

Bedroom Three (Front Elevation)

Large double with fitted storage, single radiator, double glazed window.

Bathroom

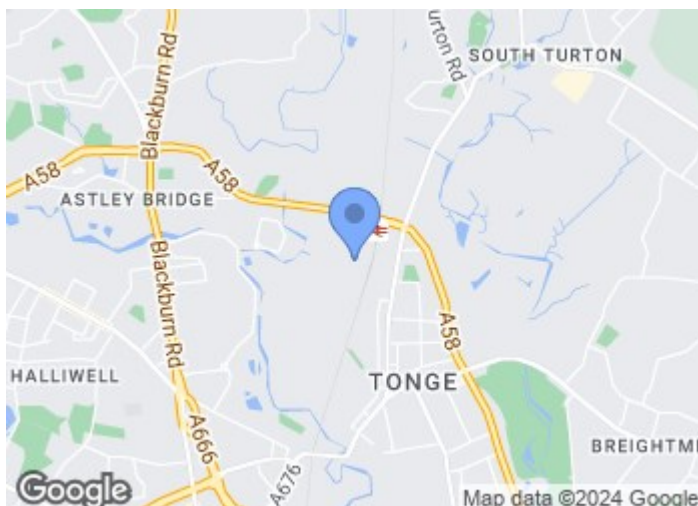
Three piece in white with over bath shower on taps.

External

To the front lawned area with driveway for two cars leading to single garage and to the rear large enclosed lawned garden area.

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

[PROPERTY MISDESCRIPTION ACT 1991.](#)

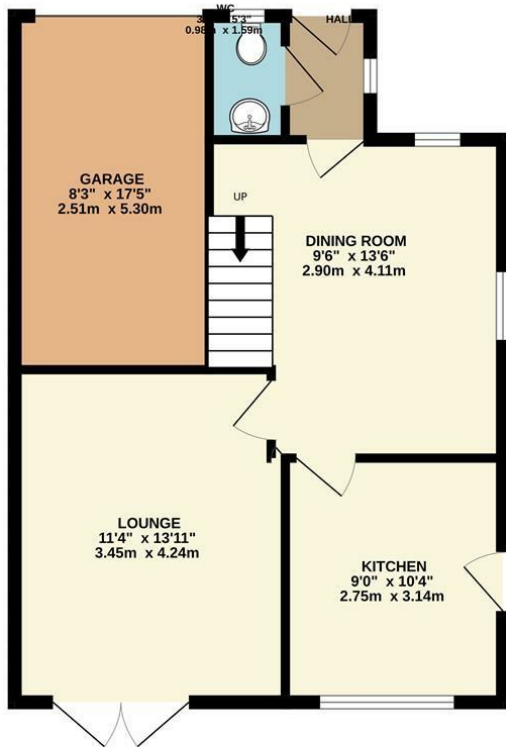


Directions

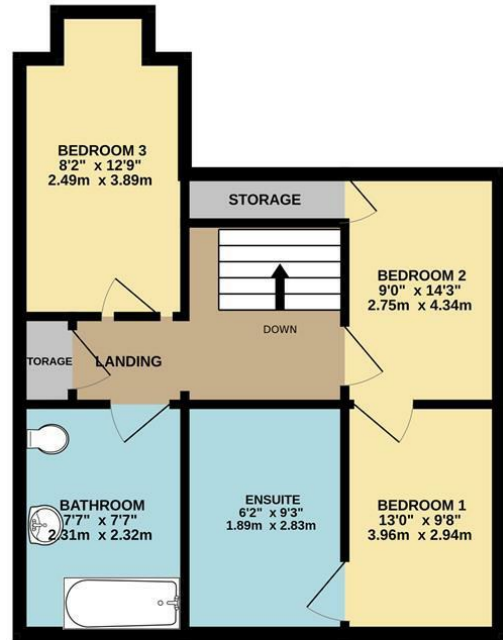


Floor Plan

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	87
England & Wales		EU Directive 2002/91/EC	