



25 Devonshire Road , Bolton, BL1 4PG

Offered for sale with vacant possession an attractive bay windowed five/six bed roomed semi detached house. Pleasantly located on this popular road the internal accommodation which is set over three floors has recently been redecorated throughout. Briefly comprising of downstairs shower room, lounge with fireplace, breakfast kitchen, utility room and dining room/bedroom six with patio doors to the ground floor. On the first floor, four bedrooms all with wardrobes and master bathroom and on the second floor master bedroom with walk in wardrobes and ensuite. Set in good size gardens with driveway for three/four cars leading to single detached garage. An initial viewing is strongly recommended to fully appreciate the size of this excellent family home.

£399,950

25 Devonshire Road

, Bolton, BL1 4PG



- Spacious Entrance Hall
- Lounge with Feature Fireplace
- Dining Room / Bedroom Six with Patio Doors
- Breakfast Kitchen with Hob and Oven
- Utility Room
- Downstairs Shower Room
- Master Bedroom with En-Suite
- Driveway Providing Ample Parking
- Good Size Gardens to the Front and Rear

Porch

Tiled flooring.

Lounge

15'2" into bay x 11'8" (4.62m into bay x 3.56m)

Attractive bay window, feature stone fireplace with gas fire, ceiling coving, double radiator, single radiator.

Dining Room / Bedroom Six

13'2" x 12'10" (4.01m x 3.91m)

Patio doors leading to rear garden, fitted desk with units and shelving, double radiator, ceiling coving.

Breakfast Area

13'3" x 9'5" (4.04m x 2.87m)

Half bay window, recessed eye ball lighting, double radiator, ceiling coving.

Kitchen

12'10" x 7'10" (3.91m x 2.39m)

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Electric hob, oven, extractor fan, built in fridge freezer, integrated dish washer, tiled between units, wine rack, double radiator.

Utility Room

8'7" x 7'11" (2.62m x 2.41m)

Range of fitted base units with contrasting worktops incorporating single drainer sink unit, plumbing for washing machine, radiator, double glazed rear door.

Downstairs Shower Room

Three piece suite in white comprising of shower cubicle with electric shower, low flush toilet, wash hand basin, radiator.

First Floor Landing

Picture rail, double radiator.

Bedroom Two

16' into bay x 13'7" (4.88m into bay x 4.14m)

Attractive bay window, range of fitted wardrobes to one wall, dressing table, fitted bedside units, fitted headboard, recessed eye ball lighting, double radiator.

Bedroom Three

12'1" x 9'1" (3.68m x 2.77m)

Built in wardrobe with mirrored sliding fronts, wash hand basin, single radiator, wall mounted gas central heating boiler.

Bedroom Four

8'10" x 9'10" (2.69m x 3.00m)

Range of fitted wardrobes, fitted desk, drawer unit, overhead unit, shelving.

Bedroom Five

11' x 7'6" (3.35m x 2.29m)

Range of fitted wardrobes, fitted desk, single radiator.

Bathroom

Four piece suite in white comprising of corner bath, low flush toilet, wash hand basin, shower cubicle, tiled walls, extractor fan.

Second Floor

Master Bedroom

19'9" x 8'10" into 4'5" (6.02m x 2.69m into 1.35m)

Range of fitted wardrobes, access to storage area, two walk in wardrobes, drawer unit, dressing unit, headboard, recessed eye ball lighting, radiator.

En-Suite

Three piece suite in white comprising of shower cubicle with shower, low flush toilet, vanity unit, towel rail, extractor fan, eye ball lighting.

Heating

Gas central heating from boiler in bedroom.

External

Driveway to the side for three/four cars with access to single detached garage with up and over door. Walled front garden, well stocked lawned area. Good sized fenced rear garden well stocked, lawned and with patio area.

PROPERTY MISDESCRIPTION ACT 1991.

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Directions



Floor Plan



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 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		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	