



## 3 Woodsleigh Coppice Ladybridge Lane, Bolton, BL1 5XR

Pleasantly situated in a court yard setting, we are pleased to offer for sale this four bedroomed stone semi detached dwelling with double garage.

3 Woodsleigh Coppice is approached by its own private road accessed from the bottom of Ladybridge Lane which is shared with three other properties with no passing traffic. The location is semi rural yet extremely convenient for all local amenities being close to Bolton School and Lostock Train Station.

The spacious living accommodation benefits from entrance hall, downstairs w/c, lounge, dining/kitchen, utility room, conservatory, four bedrooms, master bedroom with fitted wardrobes and en-suite and a five piece master bathroom. The property is set in well stocked gardens with enclosed patio to the rear.

The property provides excellent family living accommodation and enjoys a superb location. Viewing is strongly recommended.

**£595,000**

# 3 Woodsleigh Coppice

## Ladybridge Lane, Bolton, BL1 5XR



- Downstairs W/C
- Four Good Sized Bedrooms
- Driveway Providing Ample Parking
- Well Stocked Gardens
- Superb Location
- Master Bedroom with En-Suite and Fitted Wardrobes
- Double Detached Garage
- Fitted Dining Kitchen with Built in Appliances
- Five Piece Family Bathroom
- Enclosed Patio to the Rear

### Entrance Hall

Tiled floor, radiator, staircase to the first floor.

### Downstairs W/C

Two piece suite in white comprising of low flush toilet, wash hand basin, towel rail, recessed eye ball lighting.

### Lounge

Attractive feature fireplace with electric fire, built in book case, recessed eye ball lighting, two radiators.

### Dining / Kitchen

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Bosch hob with overhead extractor fan, oven, microwave, built in fridge freezer, built in dishwasher. Recessed eye ball lighting, understairs storage cupboard, double glazed patio door leading to conservatory.

### Conservatory

Tiled flooring, under floor heating, patio door leading to garden.

### Utility Room

Fitted wall and base units with contrasting worktops incorporating single drainer sink unit. Tiled between units, plumbing for washing machine, eye ball lighting, wall mounted gas central heating boiler.

### First Floor Landing

Access to loft, built in cupboard with cylinder.

### Bedroom One

Range of fitted wardrobes with built in unit, bedside units, radiator.

### En-Suite

Three piece suite in white comprising of shower cubicle with shower, low flush toilet, wash hand basin, tiled walls, flooring, recessed eye ball lighting.

### Bedroom Two

Radiator.

### Bedroom Three

Radiator.

### Bedroom Four

Built in wardrobes, radiator.

### Bathroom

Five piece suite comprising of corner bath with shower attachment, low flush toilet, vanity unit with wash hand basin, shower cubicle with shower, bidet, half tiled walls, tiled floor, recessed eye ball lighting.

### Heating

Gas central heating from boiler in the utility room.

### Garage

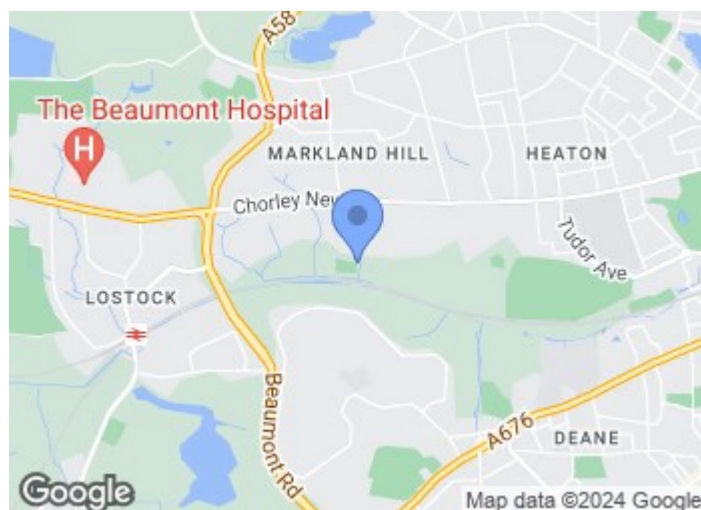
Double detached garage with electric up and over door. Separate entrance to the garage. Driveway to the rear providing access to the garage.

### External

Walled front garden, flagged with gate, flagged at the side of the property. Walled rear garden with patio area and gate. Well stocked and tended rear garden to the side of the garage with pathway. Driveway to the rear of the property providing access to the garage and parking to the side of the garage.

### 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.

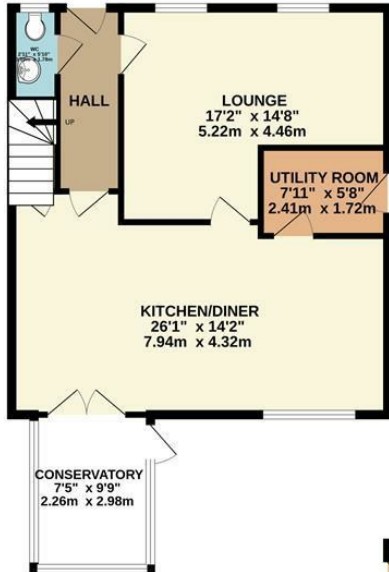


## Directions

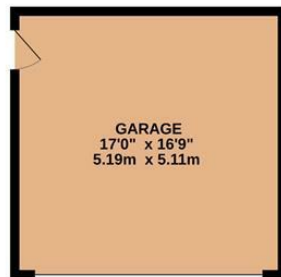
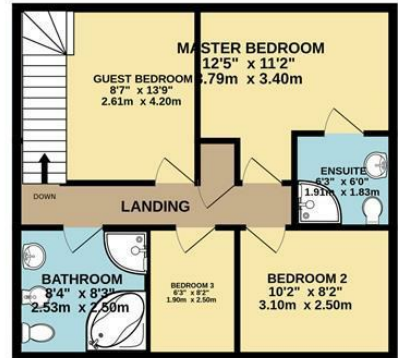


# Floor Plan

GROUND FLOOR  
977 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	