



## 1 Manorfield Close , Bolton, BL1 6BN

Pleasantly located in a cul de sac position a four/five bedroom semi detached house with good size gardens. Conveniently located, the property provides flexible living accommodation with the garage being converted to provide fifth bedroom/study. The well designed accommodation comprises of entrance hall, downstairs wc, lounge, dining area, fitted kitchen, utility room, bedroom five/study, four bedrooms, master with en suite and bathroom. Good sized rear garden and parking for three vehicles. Excellent family accommodation.

£335,000

# 1 Manorfield Close

, Bolton, BL1 6BN



- Conveniently Located in Cul De Sac Position
  - Utility Room
  - Master Bedroom with En-Suite
  - Excellent Flexible Family Accommodation
- Spacious Lounge / Dining Area with Patio Doors
  - Garage Converted to Provide Bedroom Five / Study
  - Driveway Providing Parking for Three Vehicles
- No Onward Chain
  - Four Bedrooms
  - Pleasant Good Sized and Well Stocked Rear Garden

Entrance Hall

Radiator.

Downstairs W/C

Low flush toilet in white, half tiled walls.

Lounge

Attractive feature fireplace with gas coal effect fire, bay window, oak flooring, ceiling coving, radiator, staircase to first floor.

Dining Area

Double glazed patio doors to rear garden, radiator, oak flooring.

Breakfast Kitchen

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit, built in double oven and hob, overhead extractor fan, integrated dish washer, wall mounted gas central heating boiler, radiator, tiled flooring.

Utility Room

Fitted wall and base units with contrasting

worktops incorporating single drainer sink unit, plumbing for washer, radiator, access to garden.

Bedroom Five / Study (Converted Garage)

Radiator, ceiling coving.

Landing

Ceiling coving, built in cupboard, access to mostly boarded loft area with ladder.

Bedroom One

Range of fitted wardrobes with dressing table, ceiling coving, radiator.

En-Suite

Three piece suite in white comprising of low flush toilet, vanity unit, shower cubicle, half tiled walls, radiator.

Bedroom Two

Radiator.

Bedroom Three

Radiator.

Bedroom Four

Radiator.

Bathroom

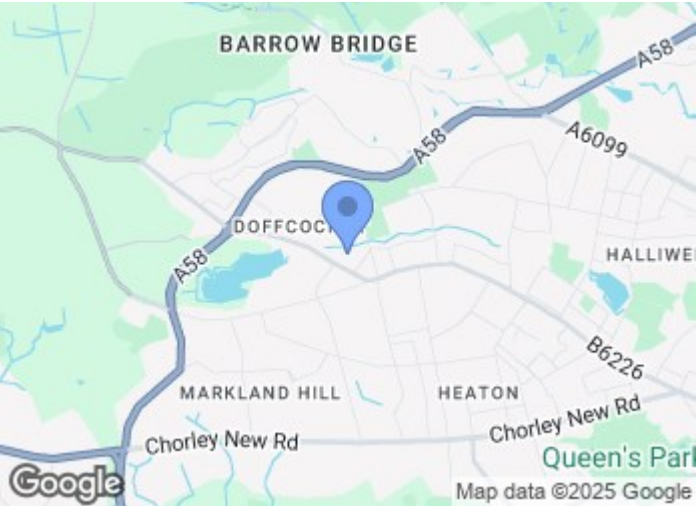
Three piece suite in white comprising of bath with shower attachment, low flush toilet, vanity unit, radiator, half tiled walls.

External

Blocked paved driveway for three vehicles. Good size, well stocked rear garden lawned, with patio area and decking area.

PROPERTY MISDESCRIPTION ACT 1991.

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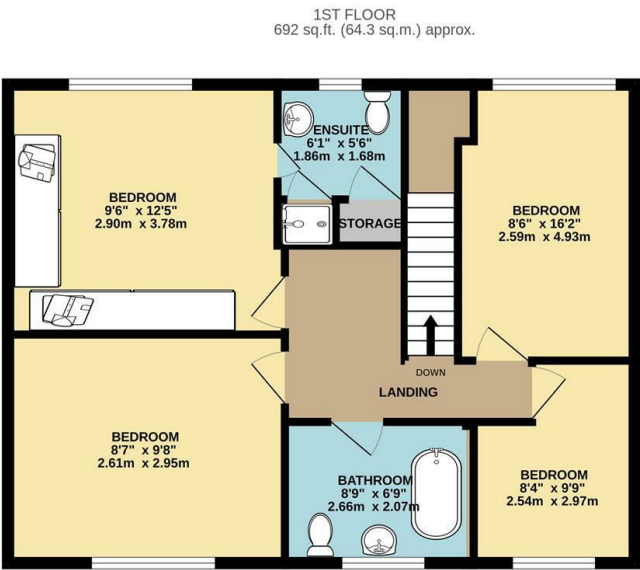
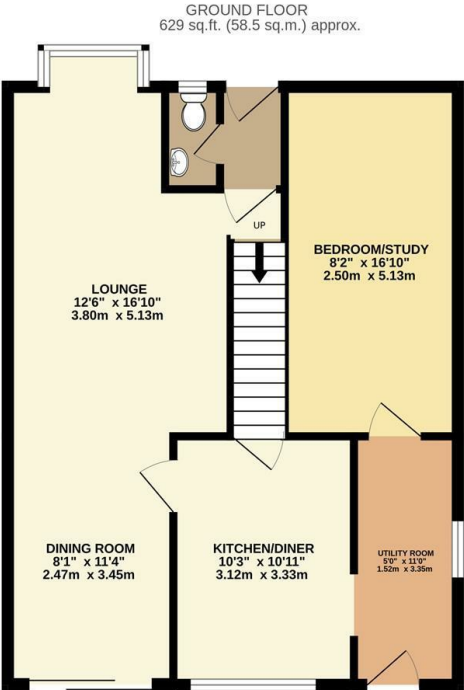


Directions





Floor Plan



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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	