



## 16 Whitsters Hollow , Bolton, BL1 6TY

A superbly presented three/four bedroom end mews house with single attached garage. Pleasantly located in this popular residential area the property enjoys open aspect to the rear. The flexible living accommodation benefits from a separate sitting room which could be used as a fourth bedroom if required. The property has the advantage of local amenities and countryside walks such as Moss Bank Park, Barrow Bridge and local schooling all within walking distance. The accommodation comprises of entrance hall, lounge/dining area, fitted breakfast kitchen to ground floor with the master bedroom with ensuite, bedrooms two and three, sitting room/fourth bedroom and bathroom to first floor. Single attached garage and gardens to the front and rear. Excellent family accommodation.

£345,000

# 16 Whitsters Hollow

, Bolton, BL1 6TY



- Modern Breakfast Kitchen with Hob and Oven
- Sitting Room that could be used as Bedroom Four if required
- Modern Bathroom Suite in White
- Excellent Flexible Family Accommodation
- Lounge with Feature Fireplace
- Master Bedroom with Ensuite and Fitted Wardrobes
- Driveway with Single Attached Garage
- Dining Area with French Patio Doors
- Bedroom Two with Fitted Wardrobes
- Walled South West Facing Rear Garden Enjoying Open Aspect

## Entrance Hall

Feature circular window, cupboard under stairs, tiled flooring, staircase to first floor.

## Lounge / Dining Area

Attractive feature marble fireplace with gas coal effect fire, ceiling coving, two radiators, double glazed French doors to rear garden.

## Dining Kitchen

Range of fitted modern wall and base units with contrasting worktops incorporating bowl and a half sink unit. Gas hob, oven, overhead extractor fan, plumbing for washing machine, bay window, built in fridge freezer, tiled between units, tiled floor, wall mounted gas central heating boiler, recessed eye ball lighting.

## Landing

Access to loft.

## Staircase leading to:

### Sitting Room / Bedroom Four

Double glazed French doors with Juliet balcony, timber flooring, radiator.

### Bedroom One

Range of fitted wardrobes with fitted units over

bed, matching headboard, drawer unit, bed side unit, radiator.

### Ensuite

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

### Bedroom Two

Fitted wardrobes to one wall, radiator.

### Bedroom Three

Radiator.

### Bathroom

Three piece suite in white comprising of bath with shower, low flush toilet, wash hand basin, half tiled.

### Garage

Blocked paved driveway providing parking and access to single attached garage with electric up and over door. The garage has power and light.

### External

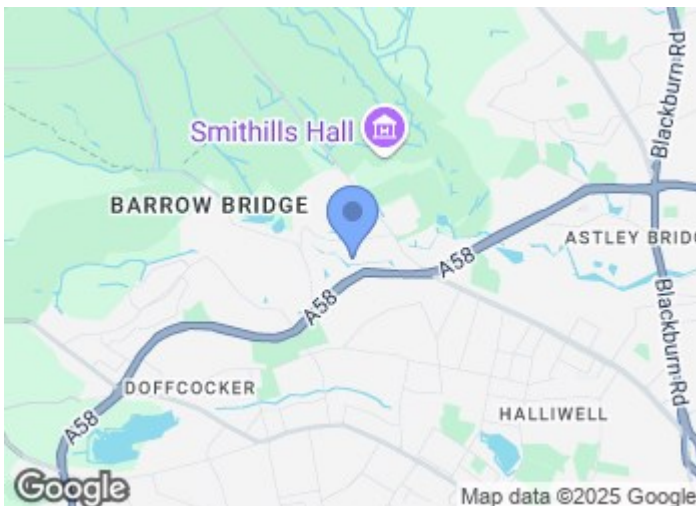
Front garden with hedge and lawned area. Walled fenced south west facing rear garden, split level with blocked paving and bedding areas. Single door providing access to the garage.

## Service Charge

Annual service charge of £200.00 payable for the maintenance of surrounding areas.

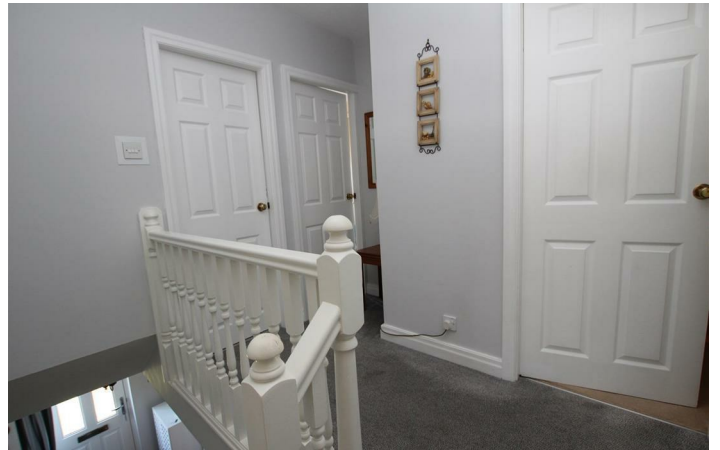
## PROPERTY MISDESCRIPTION ACT 1991.

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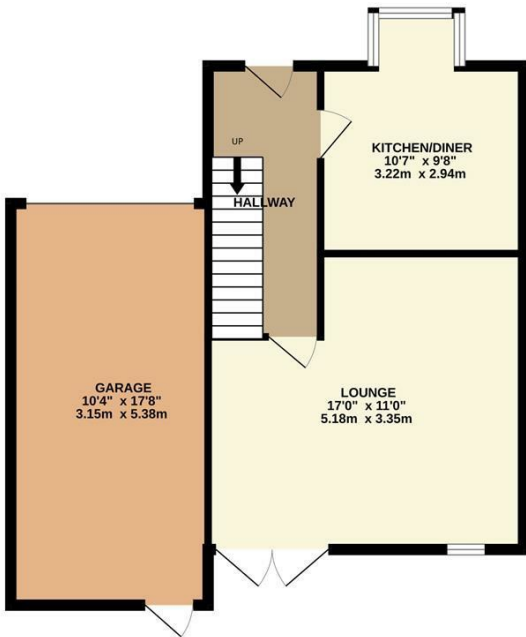
## Directions



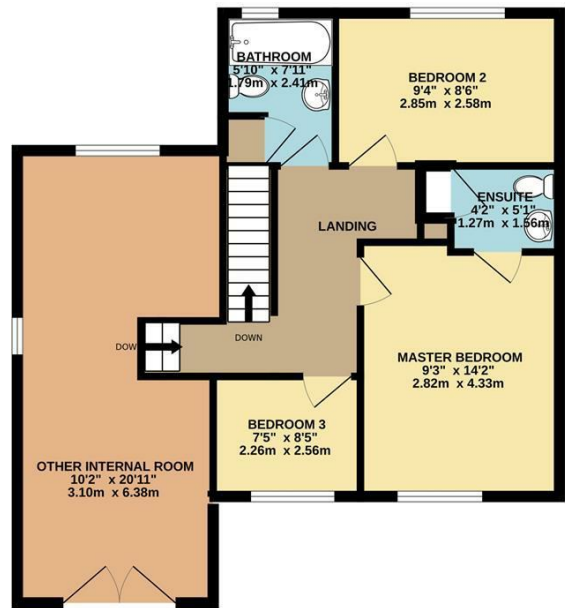


# Floor Plan

GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.2 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		81
(69-80)	C	68	
(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	