



513 Church Road , Bolton, BL1 5RE

We are pleased to offer for sale this immaculate bay windowed extended semi detached house with single garage. Conveniently situated for all local amenities this spacious family home can only be appreciated by an internal viewing. The well designed accommodation comprises of entrance hall, lounge with feature fireplace, extended breakfast kitchen with family area, three bedrooms and modern bathroom. Good size well presented gardens to the front and rear with Indian Stone patio area.

Excellent purchase for the growing family.

£325,000

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, Bolton, BL1 5RE



- Lounge with Feature Fireplace
- Fully Tiled Bathroom with Jacuzzi Bath
- Garden to the Front and Rear with Indian Style Patio Area
- Extended Dining Kitchen with Island
- Single Detached Garage
- Excellent Home for the Growing Family
- Three Bedrooms
- Driveway for Two/Three Vehicles
- Conveniently Situated for all Local Amenities

Entrance Hall

Attractive oak faced timber flooring, storage cupboard with wall mounted gas central heating boiler, oak spindle staircase to the first floor.

Lounge

Bay window, feature Portuguese Limestone fireplace with gas coal effect fire. Ceiling coving, ceiling rose, radiator.

Breakfast Kitchen with Family Area

Range of fitted modern wall and base units with contrasting Quartz worktops incorporating double sink unit. Matching island breakfast bar incorporating gas hob, overhead extractor fan. Built in electric Neff double oven, built in microwave and plate warmer. Built in fridge freezer, built in dish washer. Two double glazed Velux roof lights, oak faced wood with underfloor heating. Bi-fold patio doors to rear garden.

Radiator, recessed eye ball lighting, feature tiled wall.

Landing

Built in cupboard.

Bedroom One

Bay window, radiator.

Bedroom Two

Fitted wardrobes to one wall, radiator.

Bedroom Three

Radiator.

Bathroom

Three piece suite in white comprising of jacuzzi bath with rain and hand overhead shower, vanity unit, low flush toilet, tiled walls, recessed eye ball lighting, towel rail.

External

Garden to the front, fenced rear garden with Indian stone and bedding areas. Driveway

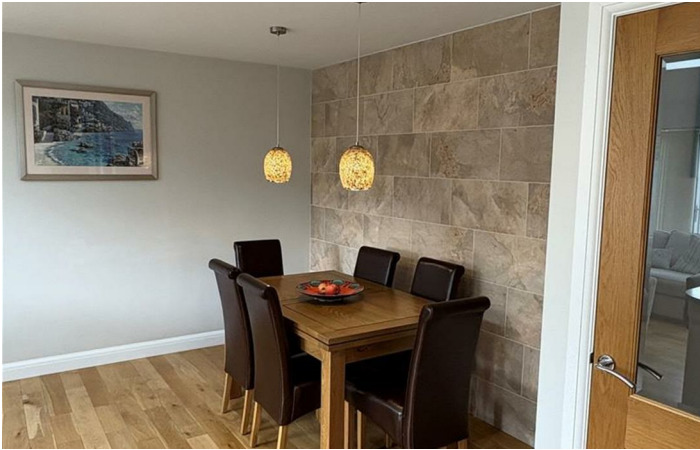
providing parking and access to single detached garage with roller shutter door.

PROPERTY MISDESCRIPTION ACT 1991.

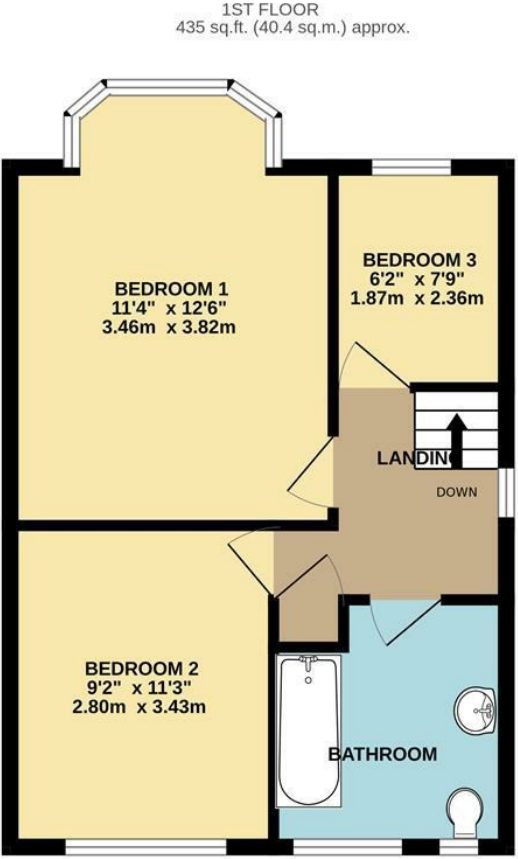
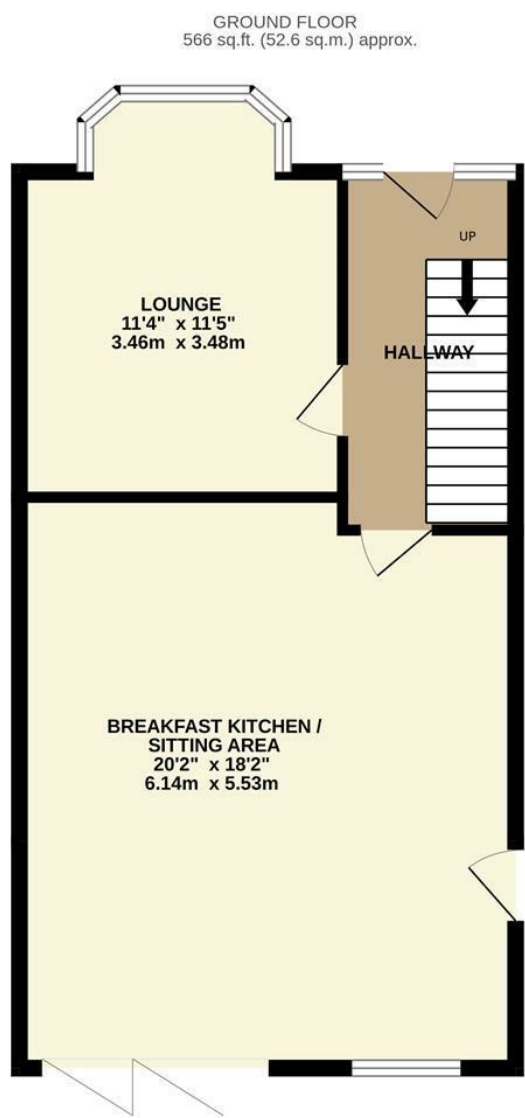
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Directions



Floor Plan



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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		82
(69-80) C	69	
(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