BOLTON PROPERTIES



Dellcot Lane, Worsley, Manchester, M28 2PT

Offers in the Region Of £612,500

An inviting four-bedroom detached home on Dellcot Lane, Worsley, combining generous entertaining space, a well-appointed principal bedroom suite and gardens extending to the side and rear. Offered with no onward chain, this is a home designed to make everyday family life and hosting friends equally enjoyable. At its heart is the open-plan kitchen and adjoining living space. A central island provides a natural gathering point, while integrated appliances keep the kitchen practical and uncluttered. Bi-fold doors open onto the garden, connecting the indoor and outdoor spaces for summer meals and relaxed evenings with friends. A separate lounge at the front of the house offers somewhere to unwind away from the main living area. The entrance hallway, utility room and downstairs WC complete the ground floor, providing the practical spaces that make a busy household easier to manage. Upstairs, the principal bedroom has its own walk-in dressing room and en-suite shower room. Two further double bedrooms provide space for family or guests, while the fourth bedroom would also work well as a nursery or dedicated home office. The family bathroom includes both a freestanding bath and a separate walk-in







ACCOMMODATION

Entrance Hallway *11' 8" x 8' 3" (3.56m x 2.51m)*
The entrance hallway to the front of the property. Decorated in neutral colours with a grey wood laminate floor. A double glazed composite entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.



Lounge *13' 0" x 11' 2" (3.95m x 3.41m)*
A spacious lounge to the front of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 (Open plan) *12' 7" x 12' 3" (3.84m x 3.74m)*
An open plan 2nd Reception Room adjacent to the kitchen. Decorated in neutral colours with a grey wood laminate floor. Fitted with double glazed french doors and windows to the side aspect. Warmed by a gas central heated radiator.



Kitchen *13' 0" x 22' 11" (3.96m x 6.99m)*
A superb, modern fully fitted kitchen with a centre island, including an integrated electric hob, grill, oven and a fridge freezer. Decorated in neutral colours with a light grey wood laminate floor. Comes with double glazed bi-folding doors to the side and rear aspect.

Utility Room *5' 0" x 7' 1" (1.53m x 2.17m)*
The utility room, off from the kitchen. Plumbed in for a washing machine. Decorated in neutral colours with a light grey wood laminate floor. Fitted with a double glazed window is fitted to the rear aspect.



Downstairs W.C *3' 4" x 4' 6" (1.01m x 1.38m)*
A useful downstairs W.C. Comes with a vanity basin and a toilet in white. Decorated in neutral colours with a light grey wood laminate floor. Warmed by a gas central heated radiator.

Side Garden *20' 4" x 39' 9" (6.21m x 12.11m)*
A good sized garden to the side of the property.

Rear Garden *56' 5" x 33' 11" (17.2m x 10.35m)*
A very spacious garden to the rear, with a large decking area and grass lawn.



Master bedroom *11' 1" x 11' 1" (3.37m x 3.37m)*
A double sized Master bedroom to the front of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Walk in wardrobe (Master bedroom) *6' 10" x 10' 8" (2.09m x 3.24m)*
A walk in wardrobe off the master bedroom. Plenty of space for clothes and shoes. Decorated in neutral colours with a light grey coloured carpet.

En-suite Bathroom (Master bedroom) *3' 11" x 10' 7" (1.19m x 3.22m)*
The en-suite bathroom to the Master bedroom. Comes with a vanity basin, toilet and a shower cabinet. Decorated in neutral colours with a light grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.



Office 7 105/107 Market Street, Bolton, BL4 7NS
Tel: 01204576666 Email: sales@boltonproperties.co.uk
www.boltonproperties.co.uk

Bedroom 2 *10' 5" x 13' 11" (3.18m x 4.25m)*
A double sized bedroom to the rear of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 *13' 5" x 11' 4" (4.09m x 3.46m)*
A double sized bedroom to the rear of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 4 *8' 7" x 7' 9" (2.62m x 2.36m)*
A single sized bedroom to the front of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom *10' 11" x 7' 11" (3.33m x 2.42m)*
A superb 4 piece Family bathroom including a vanity basin, toilet, standalone bath tub and a walk in shower with a glass screen. Decorated in neutral colours with a light grey tiled floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.







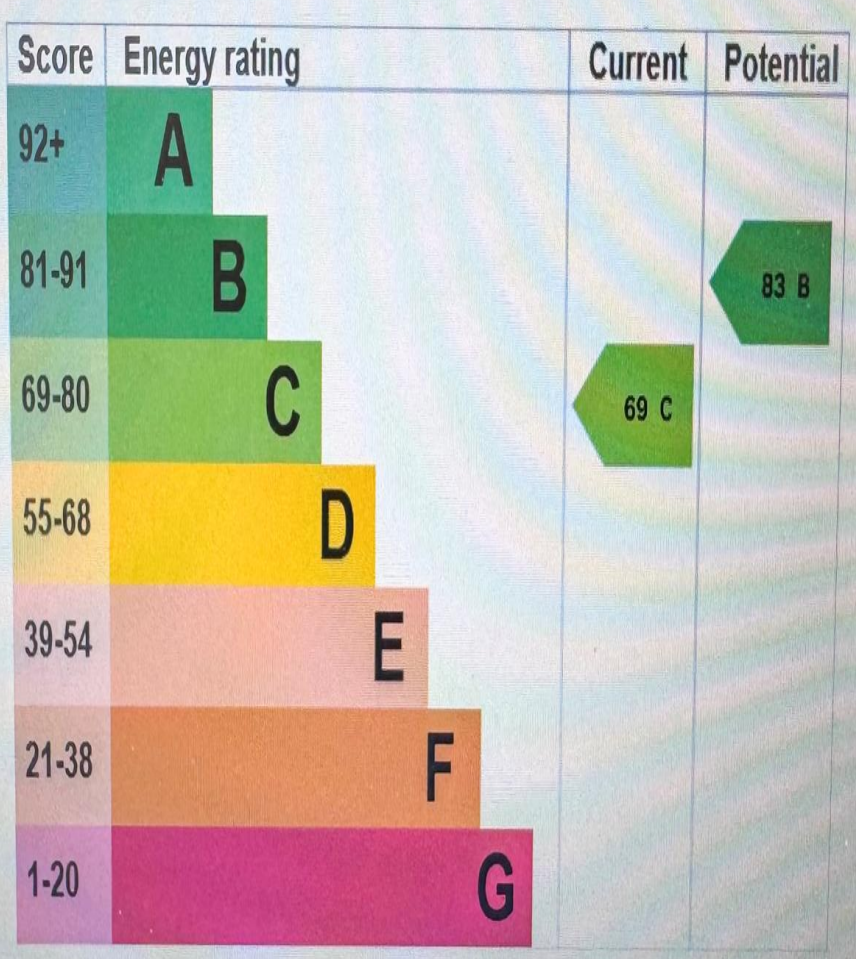




Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: