



Ivy Bank Road

Bolton, BL1 7EQ

Offers over £285,000



Situated within the highly regarded Sharples area of Bolton, this tastefully presented mature semi-detached home has been thoughtfully modernised and extended to create stylish and versatile living accommodation ideal for modern family life.

The property offers a superb balance of character and contemporary finishes, with the ground floor extension providing additional living space perfect for entertaining and day-to-day family living. Internally, the accommodation is well maintained throughout and ready for immediate occupation.

Externally, the home benefits from easy-to-maintain gardens to both the front and rear, providing attractive outdoor spaces without the burden of extensive upkeep.

Ideally positioned close to highly regarded schools, local amenities, and excellent transport links into Bolton and surrounding areas.



Living Space

The property is immaculately presented, with contemporary interiors in excellent condition throughout, allowing you to simply move in, unpack, and enjoy.

The entrance is via double doors into the hallway with the herringbone flooring immediately catching your eye as well as the glass balustrade staircase leading to the first floor with a 2pce cloaks below.

The original two reception rooms have been opened up to create an open flowing feel but still used as different zones, the front lounge has a bay window and feature recently fitted modern inset wood burner creating a cozy and welcoming feel in the winter months, this room opens into the rear reception room currently used as a dining area, both have feature inset ceilings with strip lighting. Continuing the open flow we lead onto the orangery which has an abundance of natural light with velux windows and patio doors leading out to the garden.

The 'galley style' kitchen has also been extended in the past to create a great space, full of modern gloss finished units with complimentary worktops, range style cooker, built in microwave and even an in built touch screen computer with hard drive!

Bedrooms & Bathroom

The first floor benefits from three bedrooms two of which are double in size and the third being a single bedroom, all are fully fitted with wardrobes, drawers etc. The contemporary 4 pce family bathroom has the 'wow' factor! comprising of a freestanding bath, vanity wash basin, W.c. and separate shower cubicle with overhead and flexible shower hose, tiled elevations and floor.

Outside Space

Gardens to the front and rear have been thoughtfully landscaped to provide easy maintenance and have a contemporary Mediterranean feel, great for the summer months both as family and entertaining alike. black tiled patios and artificial lawns take centre stage. there is a driveway to the front for off road parking and a side area leading to a garage (no vehicular access).

Location

Ivy Bank Road is a well connected yet quiet suburban spot in the ever-popular residential area of Sharples. Excellent schooling options are within a short walking distance, and there's a wide variety of amenities to choose from too! A selection of large supermarkets are within a minute's drive. Just make your way up Belmont Road and you can enjoy country strolls and other outdoor pursuits. If you require good transport links then the A666 is on your doorstep which leads straight to the national motorway network, and the train takes you directly into Manchester from both Bromley Cross and Bolton stations.

Key Details

Tenure - Leasehold

Ground Rent - £4.50 per annum

Council Tax Band - C

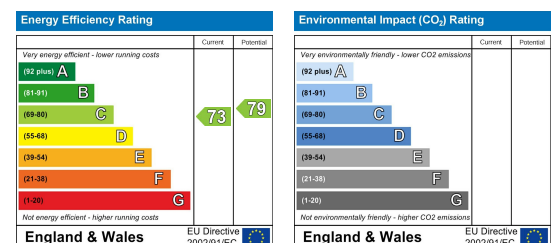
Area Map



Floor Plans



Energy Efficiency Graph



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