



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Immaculate Mid-Mews Property
- Quiet Cul-De-Sac Location
- 22' Open Plan Lounge/Dining Room
- Modern Fitted Kitchen With Appliances
- Two Double Bedrooms
- Two Bath/Shower Rooms
- Landscaped Rear Garden & Driveway

WAKEFIELD MEWS,
EAGLEY

O/O £250,000



Wakefield Mews, Eagley



Wakefield Mews, Eagley



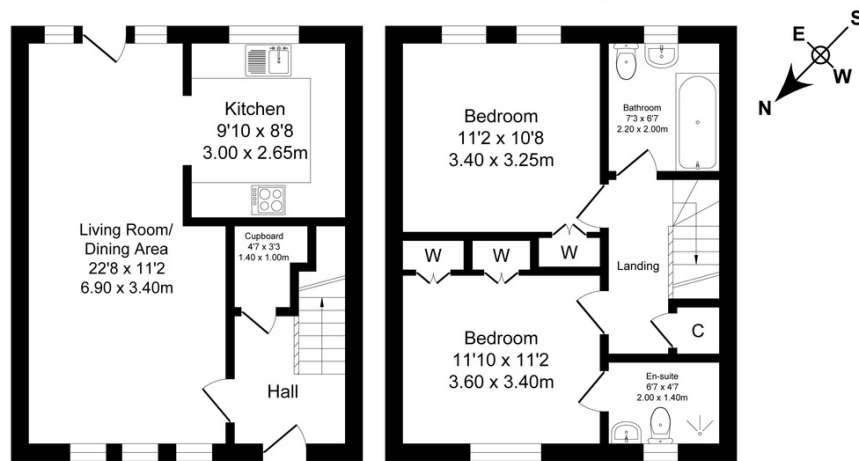
Wakefield Mews, Eagley



Wakefield Mews, Eagley

Total Approx. Floor Area 810 Sq.ft. (75.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 405 Sq.Ft
(37.6 Sq.M.)

First Floor

Approx. Floor
Area 405 Sq.Ft
(37.6 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This delightful two bed mid-meets property is the epitome of the turn-key home, presented to a quite lovely standard inside and out. Whether one is looking to take their first excited leap onto the housing ladder or searching for a home in which to down-size now the youngsters have flown the nest, this beautiful property could be the perfect prospect for those looking for an easy move, with our clients having lovingly and tastefully improved and maintained the accommodation, affording a new owner the simplest of tasks, the moving in of their furniture before relaxing in their new surroundings.

The location is every bit as appealing, being situated within this quiet residential cul-de-sac, which will be ideal for those with plans to start a family. The highly desirable and characterful district of Eagleley is situated between the vibrant areas of Bromley Cross and Sharples, tucked away enough to be able to enjoy a peaceful way of life, yet being convenient and accessible, within easy reach of the plentiful shops, supermarkets and amenities available locally, as well as being within a few minutes' drive of the bustling town centre of Bolton, with its diverse range of high street stores, bars, eateries and popular market. North Bolton affords some simply stunning countryside should one enjoy their leisurely walks, including Smithills Country Park, with over 2,000 acres of moorland, woodland and farmland, or the ever-popular Moss Bank Park, which is only a short drive away when one feels like a stroll with the dogs around its own circa 84 acres for a spot of relaxation and to erase the stresses of the day.

Internally, the bright and neutral décor compliments the notable abundance of natural light perfectly; entering via the entrance hallway with its staircase to the first floor and useful storage cupboard for all those everyday essentials. One proceeds through into the bright 22' dual-aspect open plan lounge/dining room, which is the epitome of modern day living and a wonderfully sociable environment in which to entertain, with direct access onto the rear garden where guests can spill out and enjoy a glass of something sparkling in those warm summer evenings. The beautifully appointed kitchen has been upgraded in recent years and is fitted with a range of sleek high-gloss wall and base units in grey, with contrasting laminated work surfaces and incorporating a host of integrated appliances, including electric oven, gas hob with overhead extractor canopy, fridge/freezer, dishwasher and wine cooler.

Up on the first floor, the landing provides access to the two double bedrooms, both of which are bright and appealing, and benefit from built-in wardrobes. The primary bedroom further boasts a stylish three-piece en-suite shower room, which has been similarly updated. The accommodation is completed by the main bathroom, which is fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower attachment.

Externally, the low-maintenance frontage provides off-road parking for a vehicle and includes an electric charging point, whilst there is a further private parking space adjacent for a second vehicle. To the rear, one will discover a generous landscaped garden, enjoying a sunny South-Easterly orientation and predominantly laid with artificial turf, with planting to the border. The raised stone flagged patio provides ample opportunity for a rattan sofa or dining set, where one can bask in the sunshine late into the day, perhaps with a gin and tonic or two.

Offered with the additional benefit of no onward chain, we are confident that this beautiful home will be swiftly secured and would strongly advise an early inspection to avoid disappointment.



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