



## 1 Chantry Close

Bolton, BL5 2LY

Offers in the region of £250,000



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Enter via the front entrance composite door into the welcoming entrance hallway.

## Hallway

uPVC double glazed window to front elevation, centre ceiling light, carpet to floor, built in cupboard with shelving housing utility meter and fuse box.

## Spacious Lounge

15'4" x 12'0" (4.67m x 3.66m)

uPVC double glazed bay window to front elevation and uPVC double glazed oriel window to side elevation allowing in plenty of natural light, double radiator, centre ceiling rose, tv aerial point, beautiful brick chimneybreast with Dimplex log effect electric fire and slate hearth, carpet to floor, coving, under stairs storage cupboard, dado rail, plug sockets.

## Stylish Kitchen / Diner

16'3" x 15'3" (4.95m x 4.65m)

Fitted with a range of modern high gloss soft closing handleless wall and base units with complimentary white speckled work surfaces over, one and half bowl inset sink with mixer tap and drainer, integrated oven and grill, integrated microwave, induction hob. Wall mounted Valiant combination boiler (advised by vendor approximately seven years old and serviced annually), plug sockets, laminate flooring, two centre ceiling lights, double radiator with decorative cover, space and plumbed for auto washer, space to sight American style fridge freezer, breakfast bar with stools, two uPVC double glazed windows to front elevation and further uPVC double glazed window to rear elevation overlooking the beautiful private rear garden, uPVC double glazed french doors opening onto the rear garden.

## Stairs leading to First Floor

Carpet to stairs, white wooden hand rail.

## Landing

8'11" x 4'0" (2.72m x 1.22m)

Carpet to floor, centre ceiling light, loft access, plug sockets. Doors leading off to rooms.

## Bedroom One

12'2" x 11'10" (3.71m x 3.61m)

uPVC double glazed window to front elevation, radiator, carpet to floor, centre ceiling light, coving. Built in double wardrobe, tv aerial point, centre ceiling light.

## Bedroom Two

11'10" x 9'3" (3.61m x 2.82m)

Further double bedroom with uPVC double glazed window to front elevation and further uPVC double glazed window to rear elevation, carpet to floor, radiator, centre ceiling light, plug sockets. Built in storage cupboard, space to site bedroom furniture as desired, centre ceiling light.

## Bedroom Three

9'1" x 6'5" (2.77m x 1.96m)

uPVC double glazed window to front elevation, radiator, carpet to floor, centre ceiling light. Space to site bedroom furniture as desired.

## Modern Bathroom

6'5 x 6'3 (1.96m x 1.91m)

Three piece suite comprising bath with Triton electric shower over and separate shower attachment, low level w.c. flush, pedestal hand wash basin with mixer tap. Double grey modern radiator, wall mounted mirrored cabinet, centre ceiling light, tiling to walls, tiled flooring, centre ceiling light, uPVC double glazed opaque window to rear elevation.

## External

Front: Pebbled garden with mature trees and

pathway to front door, side gate to rear garden.

Rear; Large private South East facing rear garden mainly laid to lawn, fenced panelled boundaries, decking area, gated side access.

### Garage

Detached single garage and Driveway for off road parking.

### Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### Disclaimer

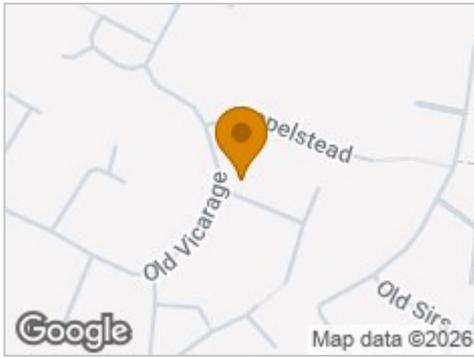
All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all

appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



## Road Map



## Hybrid Map



## Terrain Map



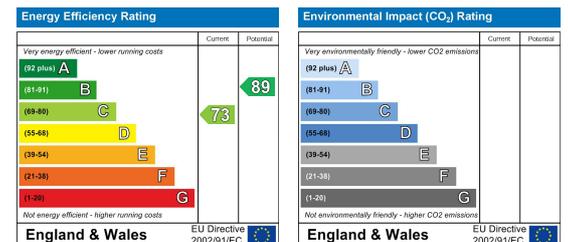
## Floor Plan



## Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.