

Outside:

To the front of the property there is a well presented lawned garden with driveway parking for at least two cars leading to the double garage. The rear of the property has a spacious flagged patio area, perfect for outdoor entertainment leading to a large and well manicured lawned garden with well stocked and mature borders surrounding.

Garage: 17' 6" x 17' 4" (5.34m x 5.28m)

Ceiling light point, loft access, up and over automatic garage door double glazed window, door to the rear.

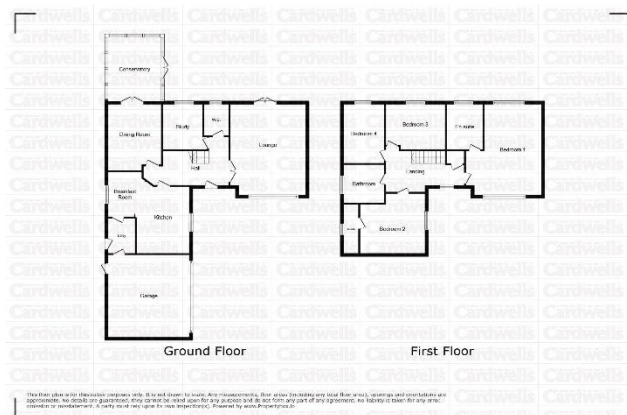


Tenure:

Cardwells estate agents pre market research indicates the property is freehold.

Council tax:

Cardwells estate agents Bolton research indicates the property is band G £4000 per annum



Disclaimer:

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TALBENNY CLOSE – HEATON – OFFERS IN THE REGION OF £675,000

Located upon a quiet cul-de-sac within a very popular residential estate, just off Chorley New Road, is this spacious detached family home. The property offers spacious accommodation throughout and is perfect for a family home. Talbenny Close is located just off Waterslea Drive and was built in the mid 1990's to accommodate many families that wish to be close to good schools including Bolton School, Clevelands Preparatory School and Markland Hill County Primary School.

Talbenny Close is also wonderfully placed for the commuter being within a short drive of Lostock Train Station and the M61 motorway link which takes you towards Manchester or Preston. For the sports person you are spoilt for choice. Within walking distance you have Markland Hill Racquets Club where you can enjoy tennis, squash, badminton and padel. A short drive away you have three golf clubs to choose from including Bolton Golf Club, Regents Park and the Old Links Golf Club. For your weekly shop then the Middlebrook Retail Park is approximately four miles away which gives you access to supermarkets, the cinema and many local restaurants. The property itself is a super size and the accommodation comprises an entrance hallway, cloakroom/wc, lounge, office, dining room, conservatory, kitchen/breakfast room and utility to the ground floor with four double bedrooms, two with en-suite and a five piece family bathroom to the first floor. Externally there is a well presented lawned garden with driveway parking for at least two cars leading to the double garage at the front. The rear of the property has a spacious flagged patio area, perfect for outdoor entertainment leading to a large and well manicured lawned garden with well stocked and mature borders surrounding.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

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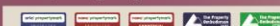
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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall:

Ceiling light points, radiator, coving to the ceiling.



Cloakroom w.c:

Ceiling light point, dado rail, double glazed window to the rear, radiator, WC, pedestal sink with tiled splashback to the walls.



Lounge: 19' 1" x 15' 1" (5.81m x 4.60m)

Ceiling light points, wall lamps, double glazed window to the front, double glazed French doors leading to the rear, coving to the ceiling, radiators, living flame gas fire and surround.



Study: 9' 6" x 7' 11" (2.90m x 2.42m)

Ceiling light point, double glazed window to the rear, coving to the ceiling, radiator.



En suite: 9' 9" x 7' 3" (2.96m x 2.20m) Ceiling light point, extractor fan, five piece suite incorporating a wc, pedestal sink, bidet, panelled bath, walk in shower cubicle, tiled splashback to the walls, double glazed window to the rear. Radiator.



Bedroom 2: 13' 0" x 12' 7" (3.96m x 3.83m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes and dresser.



En suite: 10' 1" x 3' 3" (3.08m x 0.99m) Ceiling light point, extractor fan, radiator, double glazed window to the side, three piece suite incorporating a wc, pedestal sink, walk in shower, tiled splashback to the walls.

Bedroom 3: 11' 11" x 9' 9" (3.62m x 2.97m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes and dresser.



Bedroom 4: 12' 5" x 8' 1" (3.78m x 2.47m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes and dresser.



Family bathroom: 8' 7" x 8' 0" (2.62m x 2.45m) Ceiling light point, double glazed window to the side, radiator, extractor fan, dado rail, five piece suite incorporating a wc, pedestal sink, walk in shower cubicle, bidet, radiator, tiled splashback to the walls.



Dining room: 13' 11" x 10' 8" (4.25m x 3.24m)

Ceiling light points, radiator, coving to the ceiling, french doors leading to the conservatory.



Conservatory: 13' 11" x 11' 3" (4.25m x 3.42m)

Ceiling light point with fan, wall mounted electric heater, laminate effect flooring, double glazed windows, double glazed French doors leading to the patio.



Kitchen area: 14' 0" x 10' 6" (4.27m x 3.21m)

Ceiling light points, double glazed window to the front, range of fitted wall and units with integrated extractor fan, four ring gas hob, double electric oven, fridge/freezer, dishwasher, one and a half bowl sink with mixer tap and drainer, tiled splashback to the walls with tiled flooring continuing through to the breakfast area.



Breakfast area: 9' 5" x 7' 5" (2.87m x 2.25m)

Ceiling light point, radiator, double glazed window to the side, tiled flooring.



Utility room: 7' 4" x 5' 5" (2.24m x 1.65m)

Ceiling light point, door to the side and door leading to the garage, fitted wall and base units with single bowl sink with mixer tap and drainer, space for a washer/dryer and undercounter fridge, tiled floor with splashback to the walls.

Landing:

Ceiling light point, double glazed window to the front, loft access, storage cupboard.



Bedroom 1: 19' 2" x 15' 4" (5.83m x 4.67m)

Ceiling light point, dual aspect double glazed windows to the front and the rear, radiator, fitted wardrobes and dresser.

