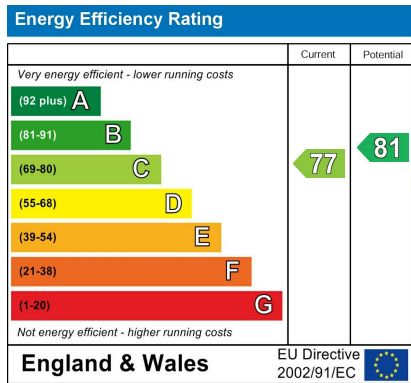
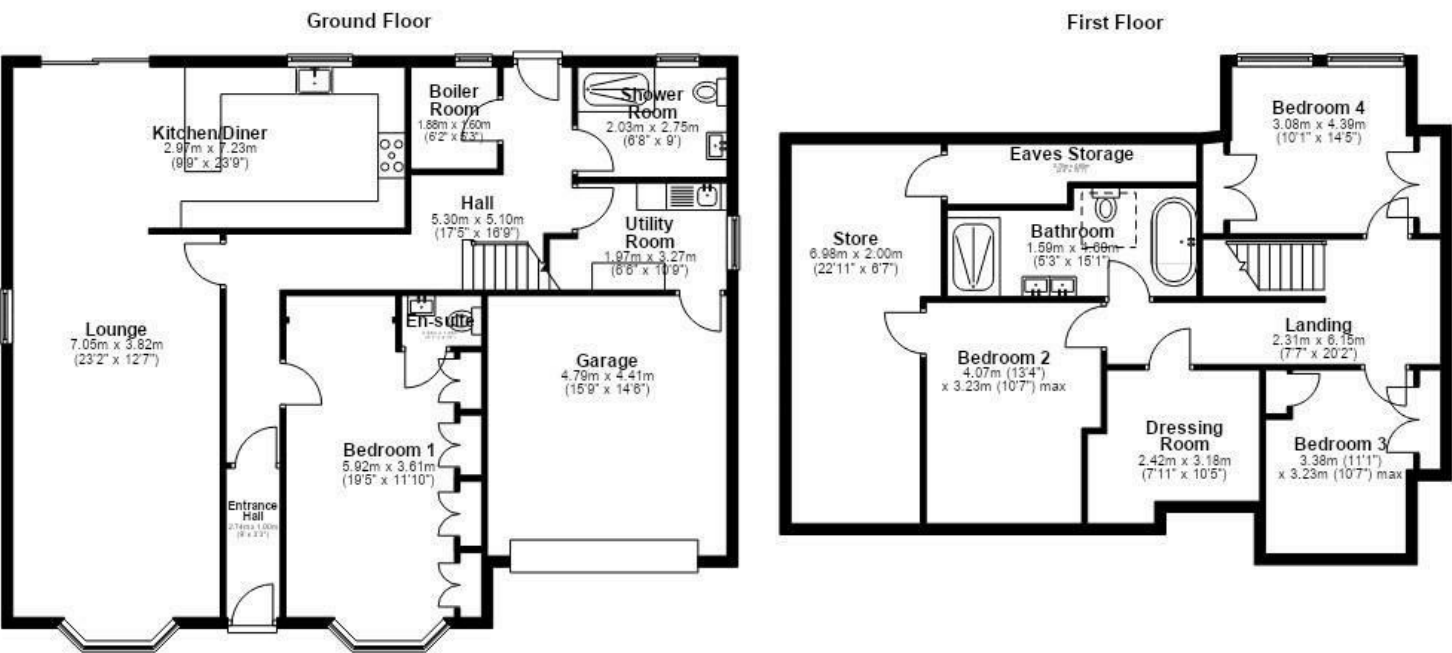




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

New Church Road, Bolton, BL1 5QQ

£499,950

AN EXQUISITE, FULLY RENOVATED, DETACHED FAMILY HOME

Nestled on New Church Road in Bolton, this stunning four-bedroom detached house is a true gem, having undergone a remarkable transformation from its original bungalow form. Stripped back to brick and fully renovated, this property now stands as an exceptional family home, blending modern luxury with practical living and boasting an impressive 2,640sq ft of living space. Upon entering, you will be greeted by an open-plan living space that exudes warmth and sophistication, perfect for both family gatherings and entertaining guests. The main bedroom is conveniently located on the ground floor, providing ease of access, while the remaining three double bedrooms are situated upstairs, ensuring ample space for family or guests. The property boasts two high-quality fitted bathrooms, designed with contemporary finishes that enhance the overall elegance of the home. The heart of this residence is undoubtedly the high-end fitted kitchen, which is equipped with top-of-the-line appliances and offers an abundance of storage space, making it a delight for any culinary enthusiast. The property also features Hammond fitted wardrobes, crafted to a very high standard, ensuring that storage is both stylish and functional. Set on an impressive plot, the house is surrounded by enviable wrap-around gardens, providing a serene outdoor space for relaxation and play. Additionally, there is ample off-road parking, a valuable asset in today's busy world.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

This property has been a credit to its current owners, who have meticulously transformed it into a luxurious and desirable family home. It is ready for any potential buyer to move straight in and start creating lasting memories. Don't miss the opportunity to make this exquisite house your new home.

New Church Road, Bolton, BL1 5QQ

£499,950

4 2 1 C

- Tenure Freehold
 - Off Road Parking With Access To Garage
 - Two Bathrooms And Downstairs En Suite WC
 - Easy Access To Major Network Links
- Council Tax Band D
 - Four Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating C
 - Open Plan Living/Dining/Kitchen Area
 - Envious Garden Space

Ground Floor

Entrance

Composite double glazed frosted leaded door to the entrance hallway.

Entrance Hallway

9 x 3'3 (2.74m x 0.99m)

Skylight, central heating radiator, coving, tiled flooring, single glazed door to the hall.

Hall

21 x 13'11 (6.40m x 4.24m)

Two central heating radiators, smoke alarm, coving, wood effect laminate flooring, doors to the open plan lounge, boiler room, shower room, utility room, bedroom one, composite double glazed frosted door to the rear and an open staircase with oak and aluminium balustrade to the first floor.

Lounge

24'8 x 12'7 (7.52m x 3.84m)

Aluminium double glazed bay window, aluminium double glazed window, two central heating radiators, coving, television point and integrated television stand with storage and shelving and down lights, wood effect laminate flooring, open to the kitchen diner.

Kitchen Diner

23'10 x 9'9 (7.26m x 2.97m)

Aluminium double glazed window, upright central heating radiator, a range of wood effect wall and base units, granite surface and splash back, inset Cople composite sink with a high spout spring mixer tap, two integrated high rise electric Neff combination ovens with a five ring AEG induction hob and Cople extractor hood, integrated full length fridge and freezer, integrated Neff dishwasher, coving, spotlights, pendant lighting, under unit spotlights, under unit pelmet lighting, integrated breakfast bar, spotlights, aluminium double glazed sliding door to the rear.

Utility Room

9'8 x 6'3 (2.95m x 1.91m)

Aluminium double glazed frosted window, chrome heated towel rail, a range of high glossed wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with a high spout mixer tap, plumbing for a washing machine, dryer and dishwasher, coving, smoke alarm, wood effect laminate flooring, door to the garage.

Garage

15'9 x 13'7 (4.80m x 4.14m)

1 1/2 Garage with Power, lighting, electric roller shutter garage door.

Boiler Room

6'2 x 5'3 (1.88m x 1.60m)

Aluminium double glazed frosted window, coving, Worcester combination boiler, wood effect laminate flooring.

Bedroom One

11'10 x 21'2 (3.61m x 6.45m)

Aluminium double glazed bay window, upright central heating radiator, coving, Hammond fitted wardrobes and television unit, Hammond fitted drawers and dressing table, door to the en suite.

En Suite WC

4'10 x 3'1 (1.47m x 0.94m)

Heated towel rail, a two piece suite comprising of a RAK dual flush WC, vanity top wall mounted wash basin with mixer tap and sensor lighting, LED sensor mirror, tiled elevations, PVC panelling to the ceiling, spotlights, extractor fan, wood effect laminate flooring.

Shower Room

9 x 6'8 (2.74m x 2.03m)

Aluminium double glazed frosted window, heated towel rail, a three piece suite comprising of a Crosswater vanity top wash basin with mixer two, RAK dual flush WC, double direct feed overhead rainfall shower enclosure with rinse head, tiled elevations, spotlights, extractor fan, PVC panelling to the ceiling, wood effect laminate flooring.

First Floor

Landing

20 x 7'7 (6.10m x 2.31m)

Skylight, spotlights, smoke alarm, doors to three bedrooms, bathroom and dressing room.

Bedroom Two

12'6 x 10'9 (3.81m x 3.28m)

Velux window, central heating radiator, wood effect laminate flooring, door to the eaves storage.

Eaves storage

22'10 x 9'1 (6.96m x 2.77m)

Access to the eaves storage.

Bedroom Three

11'2 x 10'9 (3.40m x 3.28m)

Two aluminium double glazed windows, central heating radiator, Hammond fitted wardrobes.

Bedroom Four

12'11 x 9'10 (3.94m x 3.00m)

Two aluminium double glazed windows, central heating radiator, Hammond fitted wardrobes.

Dressing Room

8'9 x 7'11 (2.67m x 2.41m)

Bathroom

15'9 x 6'6 (4.80m x 1.98m)

Velux window, heated towel rail, a four piece Villeroy and Boch suite comprising of a dual flush WC, double vanity top wash basin with two mixer taps, double direct feed walk in shower, freestanding bath with mixer tap, tiled elevations, Villeroy and Boch LED mirror, spotlights, extractor fan, tiled flooring.

External

Front

Concrete resin driveway for multiple vehicles and bedding areas with mature shrubbery with access to the garage.

Rear

laid to lawn garden with paving, two rabbit huts and storage shed.

