

Parking:

There are superb gated private parking options within this property. To the front there is an electric vehicle gate which opens to provide driveway parking for at least two cars and in term provides access to the garage. Additionally there is a gated access to a side, second driveway which provides additional private off-road car parking.

Garage: 19' 7" x 10' 4" (5.977m x 3.144m)

The garage has recently been significantly improved by our clients and enjoys an electric roller shutter vehicle access door to the front, a plastered finish to the wall and ceilings with insect ceiling spot lighting, is fitted with range of matching base cabinets and drawers with worksurface space over, and is equipped with quality rubber flooring

Council tax:

Cardwells estate agents Bolton research shows the property is band F annual charges of £3274

Tenure:

Cardwells estate agents Bolton research shows the property is Leasehold, 912 years from 29/9/1949

Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not in a conservation area.

Chain details:

The property will be sold with an upward chain the details of which are yet to be confirmed.



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STAPLETON AVENUE – BOLTON – OFFERS OVER £680,000

Situated close to open countryside yet within easy reach of superb everyday amenities, transport links, popular schools (for example Markland Hill, Bolton School, Thornleigh etc) wonderful sporting and leisure facilities and superb restaurants. This beautifully appointed family home is presented to exacting standards inside and out and offers the perfect space for a family to grow into. There is versatile living space with internal bi fold doors that can separate receptions rooms or create open plan entering space perfect those larger family gatherings. The property has been significantly extended from its original 1938 form and the most recent extension (finished in 2017) created the wonderful open plan contemporary kitchen/diner/family room design which is flooded with natural light that the property enjoys today.

The accommodation is around 2,174 square feet over three levels and briefly comprises: entrance vestibule, welcoming reception hallway with uPVC stained glass windows and oak flooring, walk in cloaks storage area, beautiful bay window lounge with bi unfold doors into the dining room, stunning kitchen complete with large central quartz island, twin oven/grills, and all mod cons, even a built in coffee machine, the kitchen opens up into the family room and each side of this wonderful space has bi fold doors which open on the garden, there is a side hallway, guest WC/Powder room and also a separate ground floor home office ideal for those working from home. The first floor landing is flooding with beautiful colours from the stained glass windows, the master bedroom has fitted furniture and an en suite shower room off, the second bedroom could also be used as the master and this enjoys the lovely views to the rear and is complete with basin and fitted furniture, the third bedroom is also a double and fitted, there is a three piece family bathroom suite and a separate WC/washroom, the stair owed up to the fourth bedroom which is also an excellent size. The property is set in a generous plot of around 0.15 of an acre the rear gardens specifically are rather special, having been professionally landscaped with family friendly playing space, entertaining and easy maintenance in mind. There is a large astroturf lawn, Indian Stone patio are and composite decked terrace, the hot tub can be available separate negotiation. The gardens are enclosed and the mature trees and shrubs enhance the privacy. There are fantastic parking options with an electric vehicle gate to the front which provides secure gated car parking on the front driveway and leads to the garage with an electric roller shutter door, the garage has been fitted with rubber flooring and matching cabinets in the last twelve months, importantly there is also a gated driveway accessed from the side of the property. The position is superb, the property is beautiful, the space is plentiful and the gardens are wonderful.

Any viewer is sure to be impressed, and a private viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01203381281, emailing; bolton@cardwells.co.uk or visiting www.cardwells.co.uk

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area:

The overall, approximate floor area of this wonderful family home extends to around 2174 ft.².

Entrance vestibule:

Beautiful stained and leaded double glazed entrance door with stained glass windows to the side which match the stained-glass windows to the hallway and over the stairs, mosaic tiled flooring, spot lighting, double glazed internal leaded windows and door into the reception hallway.

Reception hallway: 13' 4" x 9' 3" (4.071m x 2.829m)

3 uPVC leaded and stained glass windows to the hall and over the stairs which allow the sunshine to bring beautiful colours into the whole lane, two tall feature radiators, modern spindled stylish stairs off to the first floor, under stairs storage space, oak flooring, the bifold doors can be opened right back to allow open access to the living room if so desired, or equally can be closed off to give a completely separate hallway.



Cloakroom: 5' 6" x 3' 9" (1.676m x 1.136m)

uPVC window to the side, radiator. Superb space for coats, shoes and cloaks storage.

Living room: 13' 9" x 13' 3" (4.200m x 4.027m)

Measured at maximum points into the uPVC bay window to the front which is fitted with blinds, beautiful tiled fireplace with inset living flame gas fire and detailed surround, feature tall radiator, beautiful cornice and ceiling detailing, oak flooring, bifold doors allow open access to the dining room if so desired, or can equally be closed off to provide separate generous reception rooms.



Bedroom 4: 22' 9" x 8' 7" (6.925m x 2.628m)

The bedroom is at the top of the stairs of the door which opens into the room, the room is flooded with natural lights from the uPVC window to the side the uPVC window to the rear, radiator, Built-in storage space to one wall, the measurements for the room are taken into the storage space, matching ceiling and wall lighting.



Separate w.c/washroom: 5' 9" x 4' 2" (1.759m x 1.267m)

A stylish Villeroy and Boch, beautiful ceramics to the floor and walls, underfloor heating, uPVC window to the side, spot lighting.



Rear garden:

The rear garden has been professionally landscaped and is fully enclosed being perfect for children to play and entertaining alike. There is a sizable Astroturf lawn area, india stone paved patio space and composite deck terrace area, there is a garden gazebo which is included in the sale and currently covers the hot tub which is available by separate negotiation, to the perimeter of the lawn. There are low-level railings beyond which are beautiful well stocked flowerbeds with colourful small trees, shrubs and plants. External lighting.





Dining room: 14' 4" x 13' 1" (4.358m x 3.983m)

Matching oak flooring to the hallway and the living room, tall feature radiator, beautiful detailing to the cornice and ceiling, this room opens up into the beautiful open plan kitchen/family room.



Kitchen/family room: 23' 9" x 21' 5" (7.238m x 6.524m)

The room really benefits from the beautiful extensions and additions to the building, the last extension of which was completed around 2017 and has created a fabulous open plan design which is flooded with natural light from the two sets of bi fold doors, Velux window and side uPVC window to the side of the kitchen. The focal point of the stunning kitchen is the central solid quartz island which is around 25mm thick with contrasting gloss anthracite base units, drawers, integrated pop up socket, and inset sink with a separate hot water system for the sink/mixer tap over, there is a large Neff induction hob, (if a purchaser would prefer it our clients would be willing to change the electric hob for a six burner gas hob of the same size and modern style), there are matching AEG fan assisted oven/grills, Whirlpool microwave oven, Whirlpool coffee machine, larder style storage space and additional wall cabinets, beautiful natural stone floor tiling, which flows into the family area with glass fronted wood burning stove with feature tiled chimney/wall, matching tall radiators, spot lights, fitted blinds.



Side entrance hallway: 6' 3" x 4' 0" (1.897m x 1.216m)

Quality double glazed entrance door with Yale digital lock, the natural stone tiling from the kitchen flows through the hallway and into the ground floor guest WC and the utility room, spotlighting.

Guest w.c: 5' 5" x 3' 4" (1.642m x 1.005m)

A beautiful and modern guest WC/powder room complete with dual flush WC and wash handbasin mixer tap over, heated towel rail, beautiful tiling to floor and walls, uPVC window with fitted blinds, spot lighting.



Utility room: 10' 6" x 5' 7" (3.190m x 1.711m)

Measured to the front of the recessed ladder style American fridge freezer, therefore there is additional width to the room. The flooring flows from the kitchen, uPVC window to the side, fitted Worcester gas central heating boiler, superb range of matching base and wall cabinets, stainless steel sink and drainer with mixer tap over, radiator, extractor, spot lighting.



Home office: 12' 3" x 9' 7" (3.727m x 2.909m)

The home office/study is accessed from the family area at the open plan kitchen family room and has been professionally fitted with superb office furniture providing desk/study space, drawers, matching base, wall and display cabinets, new PVC window of the rear garden with fitted blinds, matching oak flooring to that in the hallway and living room, etc, storage space to the loft area above and an internal pedestrian door into the garage.



First floor landing: 13' 2" x 9' 1" (4.022m x 2.778m)

There are beautiful uPVC stained glass windows to the side of the turning point of the staircase allowing the landing to be flooded with colourful light, tall feature radiators, spots lighting, there is additionally a large Velux double glazed window over the stairs which allows additional natural light to flow from the roof line down to the reception hallway.

Master bedroom: 16' 5" x 13' 0" (5.000m x 3.969m)

Measured approximately into the uPVC bay window and into the fitted wardrobes. uPVC bay window to the front complete with fitted blinds, spot lighting, tall feature radiator with central mirror, beautiful fitted furniture providing wardrobes, storage space, drawers and matching bedside units and dressing table, thick carpeting.





Bedroom 2: 17' 10" x 12' 11" (5.430m x 3.945m)

Measured at maximum points into the fitted wardrobes. This is a superb sized bedroom which enjoys the wonderful outlook to the rear which may well make an ideal master bedroom. Fitted wardrobes and storage space to one wall, wash hand basin with individual electric hot water supply in the storage space below, ceramic tiling to the splashback, spots lighting, thick carpeting, stylish radiator.



Bedroom 3: 10' 4" x 9' 1" (3.156m x 2.767m)

Beautiful and modern fitted bedroom furniture providing wardrobe/storage space, bridging cabinets, bedside drawers and display shelving, new uPVC window with fitted blinds to the front, spot lighting, thick carpeting, tile feature radiator.



Bathroom: 9' 1" x 6' 3" (2.777m x 1.902m)

Stylish three-piece family bathroom suite equipped with wash hand basin, generous car shower enclosure and a Villeroy and Boch bath, heated towel rail, ceramic wall and floor tiling, uPVC window to the side, spotlighting, extractor, on the floor heating.

