



Blakey Close, Ladybridge, Bolton, BL3 4XU

Offers Over £275,000

FOR SALE WITH NO ONWARD CHAIN! EXTENDED TO THE REAR! A stunning 3 bedroom detached home, located in a quiet cul-de-sac in the Ladybridge area of Bolton, Greater Manchester. An ideal family home, briefly comprises of the following, an entrance porch, a spacious lounge with modern décor, a superb fully fitted open plan kitchen in high gloss purple with integrated gas hob, oven, dishwasher and fridge/freezer, a utility room adjacent to the kitchen, an open plan Reception Room 2, with French doors leading out to a low maintenance rear garden and a ground floor Water closet. To the upper floor you will find a double sized master bedroom with fitted wardrobes, an en-suite bathroom to the master bedroom, a second double bedroom with fitted wardrobes and a single bedroom to the rear plus a fully fitted master bathroom with a 3 piece suite including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fully double glazed windows and doors throughout and warmed by a gas central heating via a combi boiler. Offers excellent access to the M61 motorway junction, only a couple of minutes away by car. FREEHOLD PROPERTY, EPC IS BAND C.



ACCOMMODATION

Entrance Porch 4' 5" x 4' 3" (1.34m x 1.3m)

The entrance Porch.

Downstairs W/C 0' 0" x 0' 0" (0m x 0m)

A downstairs W/C, next to the utility room.

Lounge 15' 11" x 11' 4" (4.85m x 3.45m)

A spacious lounge to the front of the property. Decorated in neutral colours with a patterned feature wall and a brand new carpet in beige. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 11' 3" x 11' 3" (3.43m x 3.43m)

A superb, modern high gloss kitchen in purple. Comes with an integrated gas hob, microwave oven, grill/oven, dishwasher, chrome extractor hood and a breakfast bar. Decorated in neutral colours with a fully tiled floor.

Reception Room 2 9' 2" x 15' 4" (2.8m x 4.67m)

An open plan 2nd Reception Room to the rear of the kitchen. Plenty of space for a sofa and chairs. Decorated in neutral colours with a fully tiled floor. Fitted with a double glazed window and a pair of french doors to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom 7' 3" x 16' 7" (2.2m x 5.05m)

A double sized Master bedroom to the rear of the property. Comes with fully fitted wardrobes in cream. Decorated in neutral colours with a brand new deep pile carpet in beige. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

En-Suite to the Master bedroom 5' 8" x 7' 2" (1.73m x 2.19m)

An en-suite bathroom to the Master bedroom. Comes with a basin, toilet and a shower cabinet. Fully tiled walls and flooring. A double glazed window to the rear aspect. Warmed by a gas central heated towel holder.

Bedroom 2 12' 1" x 9' 1" (3.68m x 2.76m)

A second double sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Comes with fully fitted wardrobes in walnut oak. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 8' 10" x 6' 11" (2.68m x 2.12m)

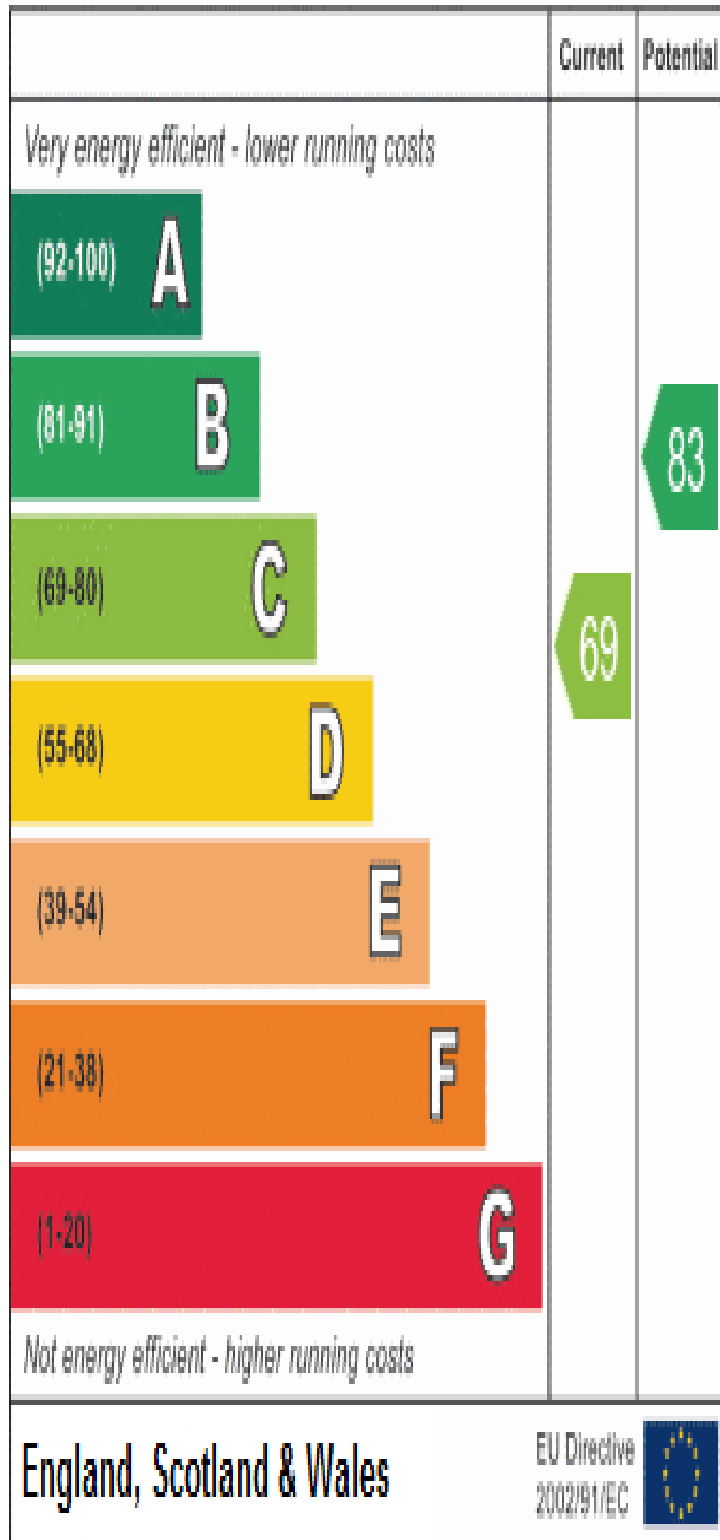
A single sized bedroom to the rear of the property. Decorated in light grey with a grey coloured carpet. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Family Bathroom 8' 2" x 6' 3" (2.5m x 1.90m)

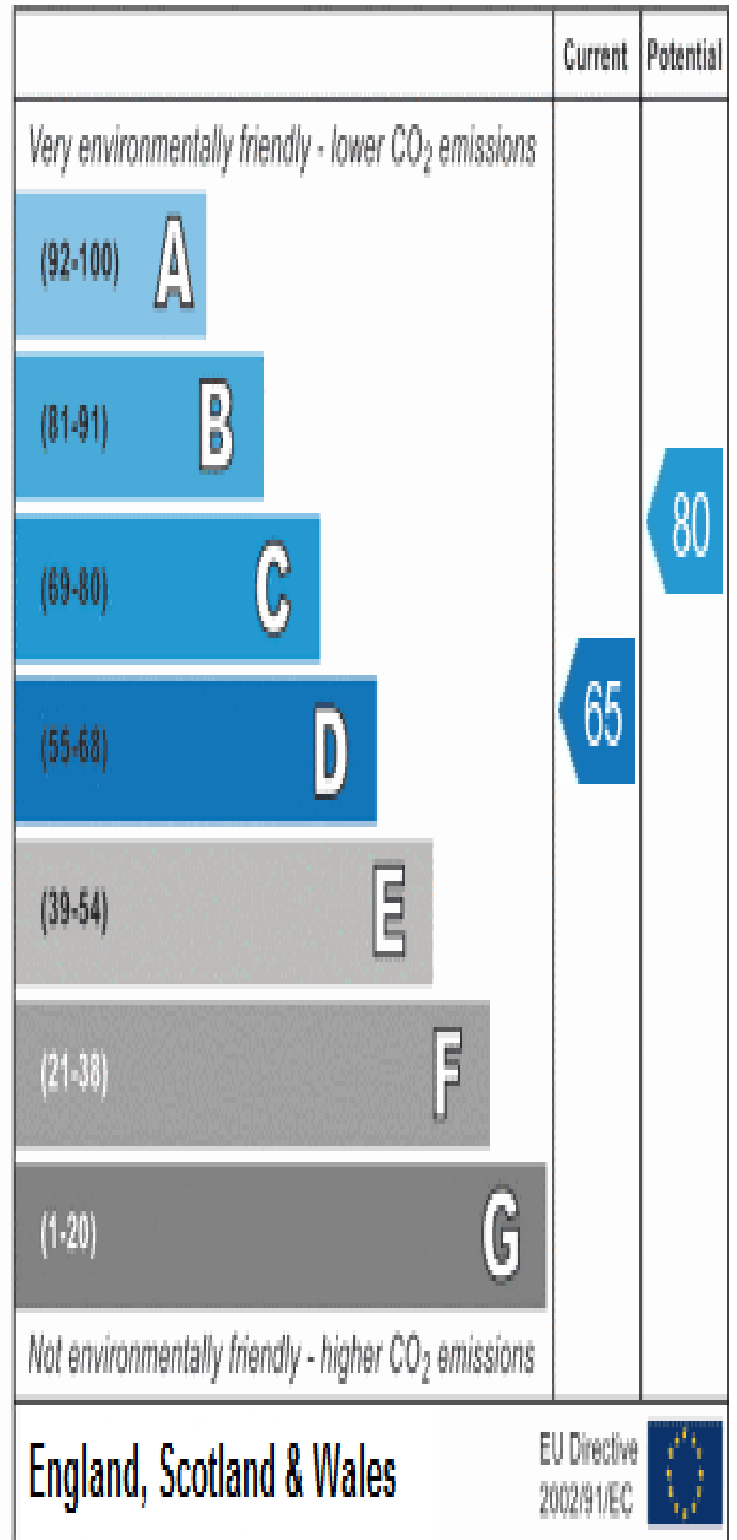
A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Fully tiled walls and flooring. A double glazed window is fitted to the front aspect. Warmed by a chrome towel holder.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Reference:

Blakey_Close_EPC

