

Parking: Block paved driveway parking for upto 4 cars.

The rear of the garage has been sectioned off to create the utility room accessed off the kitchen, there is storage space under the utility floor. The garage itself provides superb storage space which may be ideal for bikes etc etc and the garage door remains on the front.

Freehold, Owned since Aug 12

Gas combi central heating, alarm.

UPVC double glazed windows except landing.

Oak tree in rear garden has TPO.

Garage reduced in size to facilitate utility room, used now as a storage space, potential to create a study or back as garage if required.

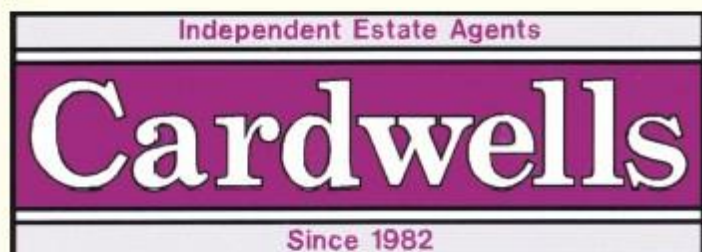
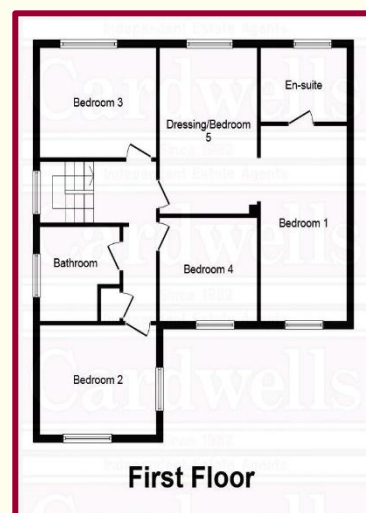
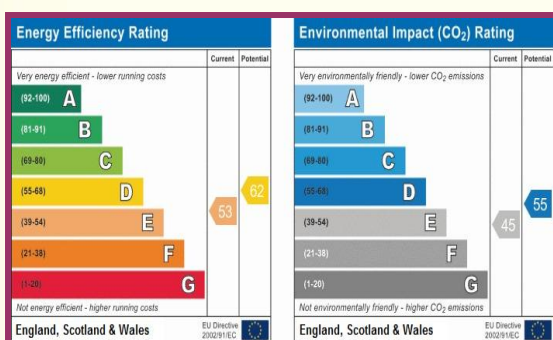
Located in catchment of most popular schools.

Easy access to Bromley Cross railway station, easy access to Manchester.

Beautiful countryside walks nearby.

Dressing room made into bed 5 by adding a small partition wall.

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PILLING FIELD – BOLTON – £425,000

An extended, detached family home set in an elevated cul de sac position in one of North Bolton's more desirable locations. The accommodation extends to approximately 1786 ft² and the space is tailored for modern family living. Benefiting from little passing traffic the property is ideally placed for Egerton's superb amenities which include: popular schools (Walmsley, Egeton, St John's, Turton High School), excellent transport links, leisure and sporting clubs and the beautiful local countryside. The versatile accommodation benefits from an abundance of natural light and briefly comprises: entrance vestibule, reception hallway, guest WC, bay window lounge, dining room which opens into the conservatory, quality fitted eat in kitchen, utility room, landing, sizeable master suite with bedroom, dressing room and en suite shower room, three additional good size bedrooms and a four piece bathroom suite. The property is set in a generous plot which fans out to the rear garden creating a private family friendly area. The detached family home benefits from UPVC double glazing, gas central heating, a security alarm and superb views to the front which have to be seen to be appreciated. Your personal inspection can be arranged via an advanced appointment with Cardwells Estate Agents Bolton on 01204 381281.

BOLTON

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 7' 7" x 6' 3" (2.3m x 1.9m)
Approximately.



Shower/Cloaks W/C 6' 3" x 3' 2" (1.90m x 0.96m)
Shower cubicle, w/c, wash basin, porthole style window.

Lounge 21' 2" x 12' 0" (6.45m x 3.67m)
Into oval bay, white marble fireplace surround with inset gas flame fire, cornice ceiling & detail.



Bedroom Two 12' 0" x 12' 0" (3.65m x 3.67m)
2 Windows, fitted wardrobes.



Bedroom Three 10' 2" x 12' 0" (3.1m x 3.66m)



Bedroom Four 7' 7" x 9' 10" (2.3m x 3m)



Bathroom 6' 6" x 8' 3" (1.97m x 2.52m)
White suite, bath w/c, wash basin & shower cubicle, tiled walls, spotlights to ceiling.



Garden:
Landscaped gardens that fan out to the rear giving a good size private rear garden with patio, lawn & well stock borders.



Dining Room 11' 2" x 12' 0" (3.4m x 3.66m)
Coved ceiling, open archway through to conservatory.



Conservatory 15' 11" x 12' 7" (4.85m x 3.84m)
Brick/UPVC double glazed construction, centre light fan.



Kitchen/Breakfast Room 12' 6" x 19' 4" (3.8m x 5.9m)
Professionally fitted with a range of light oak cabinets and block granite worktops, inset 1 1/2 bowl stainless steel sink, base cupboards, drawers and wall cabinets. Centre Island unit, stainless steel range cooker & extractor hood, integrated dishwasher & 2 chill drawers, spotlighting to ceiling.



Utility Room 3' 11" x 8' 2" (1.2m x 2.5m)

Gas combi central heated boiler, plumbed for automatic washing machine. There is storage space under the floor of the utility. The existing utility room was once part of the garage and has been sectioned off.

Landing 6' 7" x 11' 10" (2m x 3.6m)

Overall, turning staircase, balustraded.

Bedroom One 15' 7" x 8' 7" (4.74m x 2.62m)



En-Suite 4' 11" x 8' 7" (1.5m x 2.62m)

Walk in oversize shower, w/c, wash basin vanity unit, spotlighting to ceiling.

Bedroom Five/Dressing Room 13' 1" x 8' 9" (4m x 2.66m)

At maximum points. Note if using this as bedroom 5, a partition wall & doors 2.66m wide would need to be built allowing access to the master bedroom. Fitted wardrobes.

