



25 Lingmell Close , Bolton, BL1 5EG

We are pleased to offer for sale this well presented four bedroom semi detached bungalow set in large well stocked and tended gardens. Pleasantly located in this popular residential area, the property is conveniently situated for all local amenities, being within walking distance to Markland Hill Primary School and Doffcocker Lodge. The spacious flexible living accommodation includes porch, entrance hall, lounge with fireplace, modern kitchen with dining area, conservatory, two bedrooms and shower room to ground floor with two bedrooms and bathroom to first floor. Externally the property benefits from a driveway providing parking for three/four vehicles leading to single detached garage. An excellent purchase for a whole range of buyers with the advantage of the shower room and two bedrooms downstairs. An initial viewing is strongly recommended to fully appreciate the size of this property.

£399,950

25 Lingmell Close

, Bolton, BL1 5EG



- Well Presented Four Bedroom Semi Detached Bungalow
- Double Glazed Conservatory to Rear
- Driveway for Three/Four Vehicles with Single Detached Garage
- Flexible Living Accommodation
- Spacious Lounge with Fireplace
- Shower Room Downstairs and Bathroom Upstairs
- Set in Large Well Stocked and Tended Gardens
- Modern Kitchen with Dining Area with Neff Appliances
- Four Good Sized Bedrooms, Two Bedrooms Downstairs
- Pleasantly Located in Sought After Area

Porch
Single radiator.

Entrance Hall
Built in cupboard, single radiator, heated towel rail.

Lounge
Attractive feature Adam style surround fireplace with gas coal effect fire. Double radiator, patio window overlooking front garden. Ceiling coving, double doors leading into dining kitchen.

Kitchen with Dining Area
Range of modern fitted wall and base units in white with contrasting worktops incorporating single sink unit. Neff gas hob with extractor canopy, Neff electric oven, Neff integrated dishwasher, tiled between units, plumbing for washing machine, timber flooring, double radiator, dining area leading to conservatory.

Conservatory
Double radiator, access to rear garden.

Bedroom One
Picture window to rear garden, double radiator.

Bedroom Two
Double radiator.

Shower Room
Three piece suite in white comprising of shower tray with screen and overhead shower, low flush toilet, wash hand basin, fully tiled, recessed eye ball lighting, extractor fan, towel rail.

Inner Hall
Single radiator, staircase to first floor.

Landing
Velux roof light, two built in cupboards, walk in storage cupboard with hot water cylinder.

Bedroom Three
Velux double glazed roof light, double radiator.

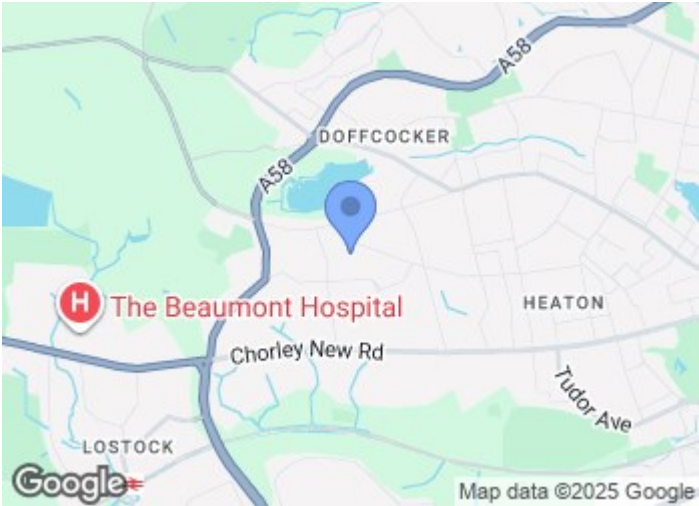
Bedroom Four
Velux double glazed roof light, double radiator.

Bathroom
Three piece suite in white comprising of bath, low flush toilet, wash hand basin, fully tiled, Velux roof light, eye ball lighting, towel rail.

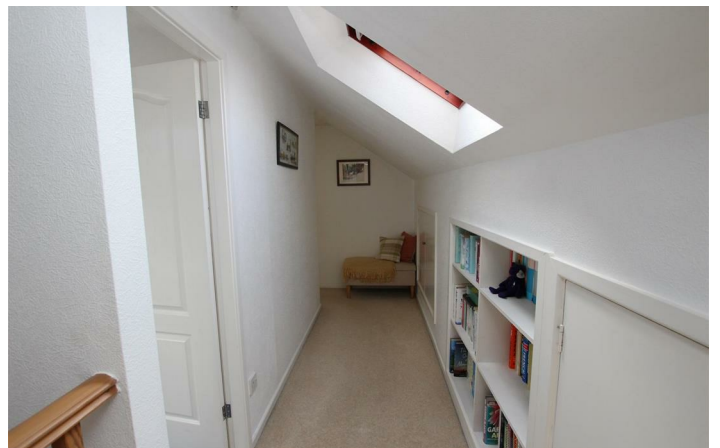
External
Driveway to the side providing parking for three/four vehicles and access to single detached garage with up and over door. Good size well stocked and tended front garden with lawned area

and patio area. Private large enclosed rear garden well stocked and tended, split level with lawned and two patio areas.

PROPERTY MISDESCRIPTION ACT 1991.
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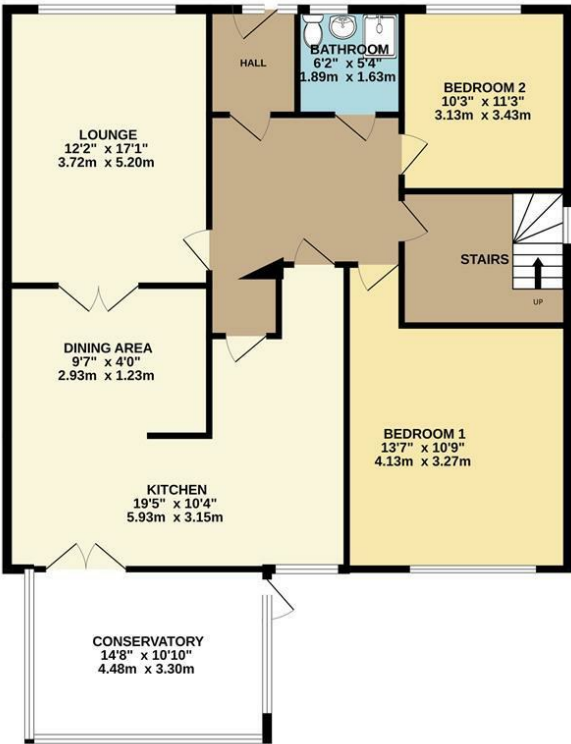


Directions

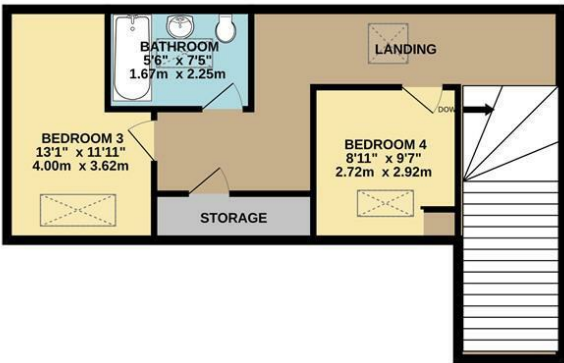


Floor Plan

GROUND FLOOR
1351 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1885 sq.ft. (175.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		