



## 531 Church Road , Bolton, BL1 5RE

An attractive well presented extended semi detached house set in well stocked gardens with single detached garage. Conveniently situated for all local amenities, this spacious family home can only be appreciated by an internal viewing. The well designed accommodation comprises of entrance hall, lounge with fireplace, extended dining/family room, conservatory, modern kitchen in grey, three bedrooms, master with fitted wardrobes and four piece bathroom suite in white. Excellent purchase for the growing family.

£324,995

# 531 Church Road

, Bolton, BL1 5RE



- Lounge with Feature Fireplace
- Modern Fitted Kitchen in Grey
- Four Piece Bathroom Suite in White
- Ideal Purchase for the Growing Family
- Extended Dining Room / Family Room
- Three Bedrooms
- Good Size Gardens Well Stocked and Tended
- Double Glazed Conservatory
- Master Bedroom with Fitted Wardrobes
- Single Detached Garage

### Entrance Hall

Karndean flooring, understairs storage cupboard, double radiator, staircase to first floor.

### Lounge

Attractive feature marble fireplace with gas coal effect fire, ceiling coving, ceiling rose, double radiator, bay window.

### Extended Dining Room / Family Room

Laminate flooring, ceiling coving, double radiator, Velux roof light, double glazed French doors leading to:

### Conservatory

Single radiator, double glazed French doors leading to the garden.

### Kitchen

Modern fitted wall and base units in grey with granite contrasting worktops incorporating single bowl sink unit. Gas hob, electric oven, extractor fan, built in fridge freezer, built in washing machine, built in microwave, recessed eye ball lighting, laminate flooring, rear exit door.

### Landing

Access to the loft.

### Bedroom One

Bay window, double radiator, laminate flooring, fitted wardrobes to one wall.

### Bedroom Two

Double radiator, laminate flooring.

### Bedroom Three

Double radiator, laminate flooring.

### Bathroom

Modern four piece suite in white comprising of shower cubicle with shower, low flush toilet, vanity unit with wash hand basin, bath with shower attachment. Extractor fan, recessed eye ball lighting, radiator.

### External

Walled front garden with lawned area. Fenced well stocked and tended rear garden with lawned area and patio area.

### Garage

Driveway to the front providing parking. Single detached garage with up and over door with power and light.

### PROPERTY MISDESCRIPTION ACT 1991.

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### Directions





Floor Plan



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC