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15A BAILEY LANE
Bolton, BL2 5EN
Offers Over £435,000

15A BAILEY LANE

Property at a glance

- individually designed and deceptively spacious five-bedroom detached family home, arranged over three impressive floors and offering superb living accommodation
- The property has been thoughtfully designed with modern family living in mind and benefits from PVC double glazing and a gas central heating system throughout
- welcoming lounge, with a log burner providing an attractive focal point and creating a warm and inviting atmosphere
- ground floor guest WC
- impressive open-plan kitchen and living space. The modern Shaker-style kitchen is fitted with an extensive range of units complemented by butcher's block-style work surfaces, a central island and integrated appliances
- five generously sized bedrooms, with the impressive master bedroom benefiting from its own modern and stylish en-suite shower room.
- contemporary family bathroom finished to a high standard
- substantial driveway providing ample off-road parking for up to ten vehicles
- To the rear is an extensive, private and low-maintenance garden, providing an excellent outdoor entertaining space.
- offered for sale with no onward chain

Nestled in a private position on Bailey Lane, Bolton this individually designed and deceptively spacious FREEHOLD three-storey detached family home offers an exceptional level of accommodation, perfectly suited to growing families seeking generous living space, contemporary styling and superb outdoor entertaining areas.

The property boasts five generous sized bedrooms, including an impressive principal suite complete with a modern stylish en-suite shower room, whilst a contemporary family bathroom serves the remaining bedrooms.

The heart of the home is undoubtedly the stunning open plan shaker style dining kitchen, thoughtfully designed with butcher's block style work surfaces, a central island and a range of integrated appliances. French doors open directly onto the private rear garden, creating the perfect indoor/outdoor living space for both family life and entertaining. The entire ground floor benefits from underfloor heating, whilst a convenient guest WC completes the ground floor accommodation.

The spacious lounge provides a warm and welcoming retreat, centred around an attractive log-burning stove, creating the perfect focal point for cosy evenings.

Externally, the property continues to impress. To the front, a substantial driveway provides ample off-road parking for up to 10 vehicles, making it ideal for larger families, visitors or those with multiple vehicles.

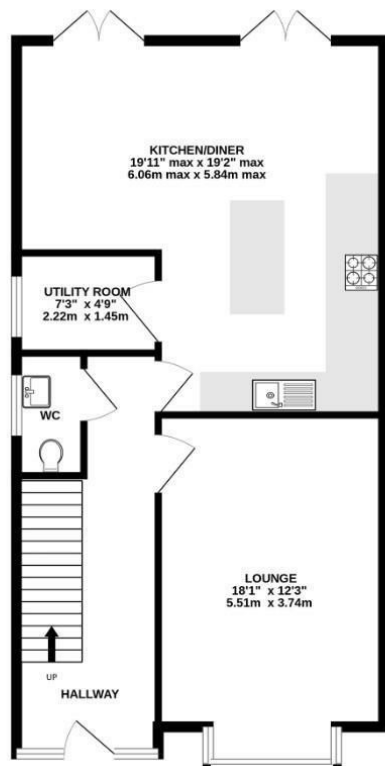
To the rear is an extensive, private and low-maintenance garden enjoying a desirable south-west facing aspect, allowing you to enjoy sunshine throughout the day. Designed with entertaining in mind, the garden features a superb pergola providing a shaded seating area, alongside a hot tub, creating the perfect setting for relaxing or hosting family and friends.

Properties of this size, quality and individuality rarely become available. Early viewing is considered absolutely essential.





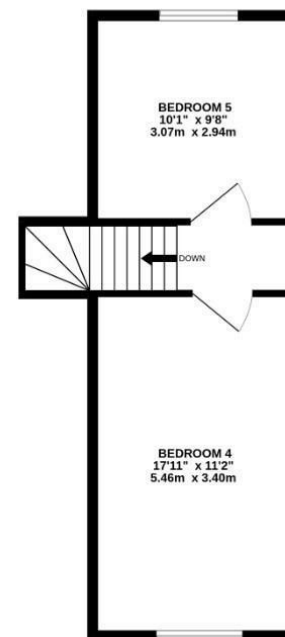
GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



2ND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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