



Hatton Grove

Bolton, BL1 8SB

£265,000



No chain! Occupying a very large corner plot on a quiet and secluded cu-de-sac in Sharples, this semi-detached property is perfect for those looking to downsize without compromising on outside space. A brief overview of the accommodation includes a central hallway, modern lounge and kitchen, two well proportioned bedrooms and bathroom. Despite the plot's very generous size, it is very low maintenance, featuring a huge drive and equally spacious rear garden with a summerhouse/garden bar, and a detached garage.



Living Space

The current owner installed a modern kitchen several years ago which is presented in pristine condition, featuring an electric oven, four plate hob and extractor, plenty of storage, and allocated spaces for the fridge-freezer, washing machine and dryer. It's a lovely kitchen which you can enjoy from day one without lifting a finger. The design features shaker style light grey cupboards and a contrast extra deep worktop, and complementary flooring. There's also bar seating which adds to both its social and practical appeal.

Next to the kitchen is the dining room, where there is another breakfast bar with seating, plus additional storage units matching the kitchen. The two rooms flow together very well and give plenty of space for dining.

Situated at the front of the property is the spacious lounge which is also well presented to contemporary standards, featuring a traditional chimney breast and electric fire, and a front bay window.

Bedrooms & Bathrooms

The master bedroom is at the rear and overlooks the lovely garden. It's a generous double size and includes a comprehensive range of fitted furniture, which offers scope for modernisation. The second bedroom is well proportioned and sits at the front, and the family bathroom is situated in the middle of the property and includes a three piece suite, comprising bath with shower, wash basin and WC.

Outside Space

The outside space here is second to none! To the front and side of the property is the huge drive which can accommodate plenty of cars, it is bordered by beds with a gardening area and greenhouse. The rear garden is also a great size and is low maintenance, providing several seating areas to enjoy on warm summer days, it even includes BBQ area, and a garden bar with power and lighting!

Location

Hatton Grove is a well-connected yet quiet and secluded cul-de-sac in Sharples, with a good variety of amenities on your doorstep. Starbucks is within a short stroll, Lidl and Asda are just a few minutes' drive down Blackburn Road in Astley Bridge, and the neighbouring areas of Bromley Cross and Egerton provide a selection of smaller shops, pubs cafes and restaurants. Eagley Nature Reserve is also nearby, providing convenient green spaces that are ideal for walking the dogs!

Specifics

The tax band is C.

The tenure is freehold.

There is gas central heating with a Vaillant boiler located in the dining room.

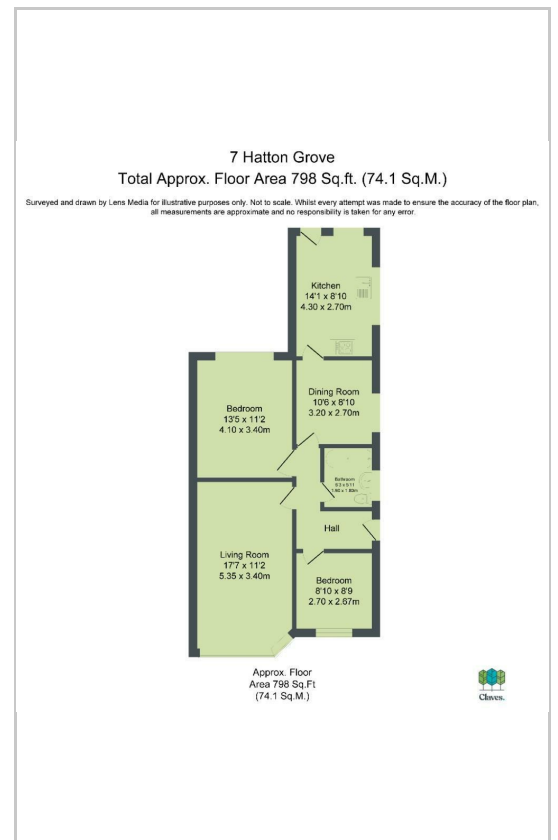
The loft is boarded with a pull down ladder installed.

The house is alarmed.

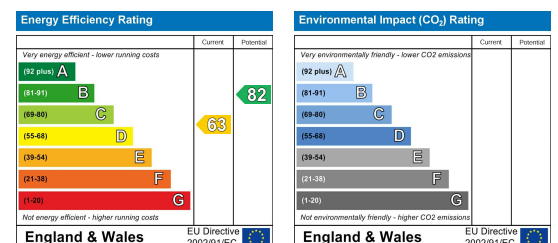
Area Map



Floor Plans



Energy Efficiency Graph



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