



Radstock Close

Bolton, BL1 7PF

Offers around £250,000



Located within a quiet yet well connected location, this extended, three-bedroom semi-detached property makes an ideal family home which is presented to contemporary standards. A quick overview of the house includes an attractive living space where the lounge, kitchen, and dining area/garden room blend seamlessly to create a lovely flow and modern feel through the house. Upstairs are three bedrooms and a family bathroom, and outside is a tandem driveway and gardens to front and rear. Owing to its extension this property has more space to offer than many other properties of this nature, which is particularly practical for family life.



The Living Space

A great attraction about this property is the large amount of living space spanning from front to back – the lounge sits at the front, the kitchen in the centre, and the dining area / versatile garden room is found at the rear – the spaces were originally individual rooms but the property is now found with double doors removed and extended to the rear to create that attractive modern flow between rooms.

The kitchen itself is also a modern design with trendy white metro tiled splashbacks and complementary white worktops, contrasting grey shaker style base cupboards and white shaker style wall mounted cupboards. Plus a trendy matt black sink complements the dark brushed chrome cupboard fittings. From a practical perspective, integrated appliances include dishwasher, electric oven, and four plate gas hob with extractor. As well as the integral storage units within the kitchen, there's plenty of space on the adjacent wall for even further storage space if you desire.

The extension along the rear elevation completely transforms the traditional layout, creating a spacious, bright and airy room that offers choice and versatility for family life, as well as bringing the outside in through French doors and large windows encapsulating the garden and woodland view. With ample space for a dining table, there's surplus space in this room for other functions too – whether it's a home office space, or play room for the kids, it is definitely a valuable and convenient addition.

Sleeping & Bathing

Stroll upstairs and the landing connects the traditional style layout of two double bedrooms, a single, and a family bathroom – all presented to contemporary standards. The bathroom benefits from a three-piece bath suite with tiled walls and trendy black and white décor, and its suite comprises bath with shower, wash basin with integral storage, and WC.

The Outside Space

In addition to the front lawn and tandem driveway down the side of the house, the property benefits from a substantial rear garden which borders woodland and offers peaceful privacy. The garden is suited to family life with a lawn area for the kids to play safely, and the patio provides a lovely spot to enjoy during the approaching summer months.

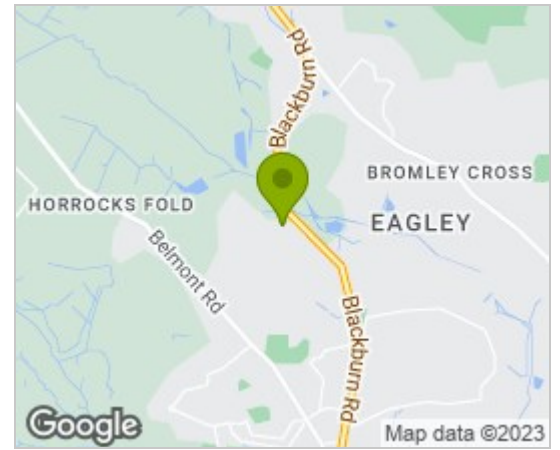
Sought After & Well Established

Radstock Close is a quiet and secluded cul-de-sac within the larger Templecombe Drive development – a sought after and well established suburb situated between Sharples and Belmont on the fringe of the countryside. This location is well connected to amenities, schools and transport links, making it an attractive place for family life.

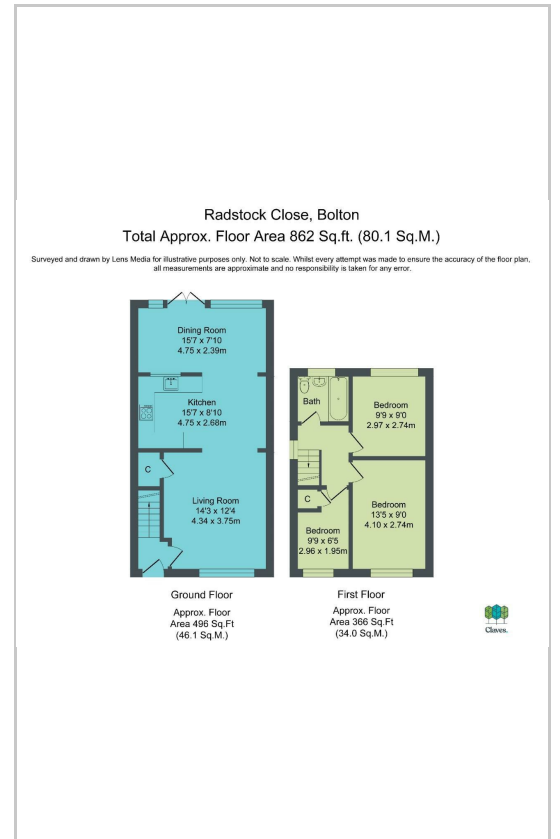
Specifics

- The tax band is C.
- The property is leasehold with a ground rent of £60 per annum.
- The lease length is 999 years from 7th December 1990.
- There is gas central heating with an Ideal combi boiler located in the kitchen.

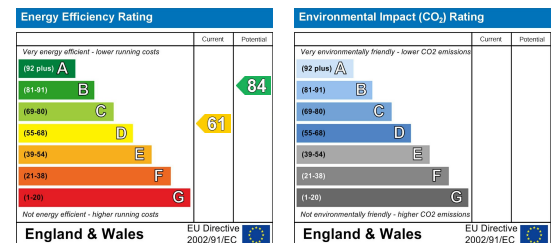
Area Map



Floor Plans



Energy Efficiency Graph



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