

Ellerbeck Close

Bolton, BL2 3FW

Attention first time buyers and those looking to downsize. Looking for a property that you can move straight into with popular schools nearby as well as Bromley Cross train station? Number 9 is sure to impress!!

An end townhouse which is immaculately presented throughout and is located on the ever popular Turton Heights development within a cul de sac position. Ready to walk into accommodation is on offer with neutral decoration throughout meaning you literally need to move in your furniture and your quality home is complete.

Enter through the entrance porch with the two piece cloakroom to one side leading on to the lounge and then the modern fitted dining kitchen, double doors lead out to the garden. The staircase in lounge leads up to the first floor landing. The current owner uses two bedrooms and the small third bedroom has been fitted out as a walk-in wardrobe, an impressive tiled three piece bathroom completes the layout. A neat concrete imprint driveway to the front and side provides ample vehicle off-road parking for you and your guests, the enclosed rear garden benefits from a lawn and flagged patio area.

We anticipate high levels of interest and therefore recommend early viewings to avoid disappointment!

Offers over £175,000

Ellerbeek Close

Bolton, BL2 3FW



- Immaculate End Townhouse
- Two Bedrooms plus Third Bedroom/Walk in Wardobe
- Popular Local schools, Amenties & Train Station Nearby
- Sought After Cul de Sac Position on Turton Height Development
- Impressive Three Piece Bathroom
- Ready To Walk into Accommodation
- Lounge, Modern Dining Kitchen
- Gardens to the Front & Rear, Concrete Driveway to the Front/Side Side
- Early Viewing recommended with No Upward Chain!

Entrance Porch

Two Piece Cloakroom

Lounge

15'8" x 14'5" (4.78m x 4.39m)

Dining Kitchen

15'4" x 8'3" (4.67m x 2.51m)

First Floor

Bedroom One

13'10" x 8'4" (4.22m x 2.54m)

Bedroom Two

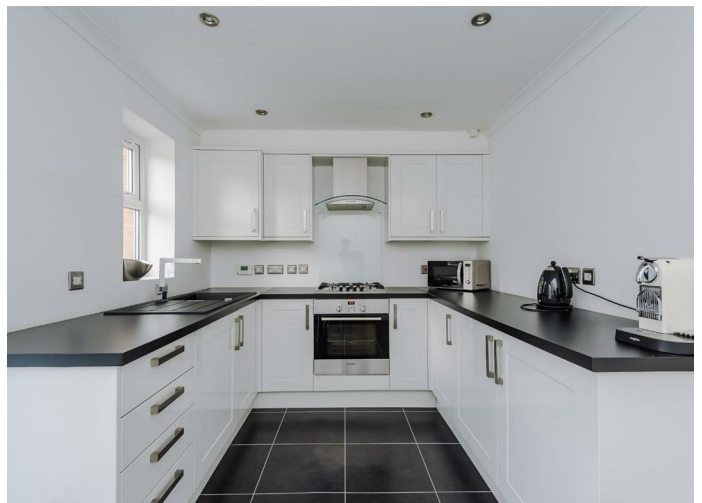
10'2" x 8' (3.10m x 2.44m)

Bedroom Three / Boxroom

7'1" x 5'8" (2.16m x 1.73m)

Impressive Three Bathroom

Outside



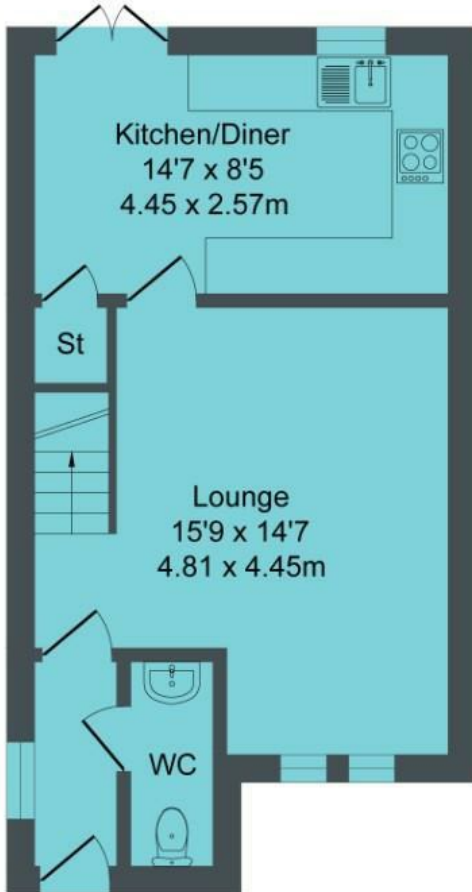
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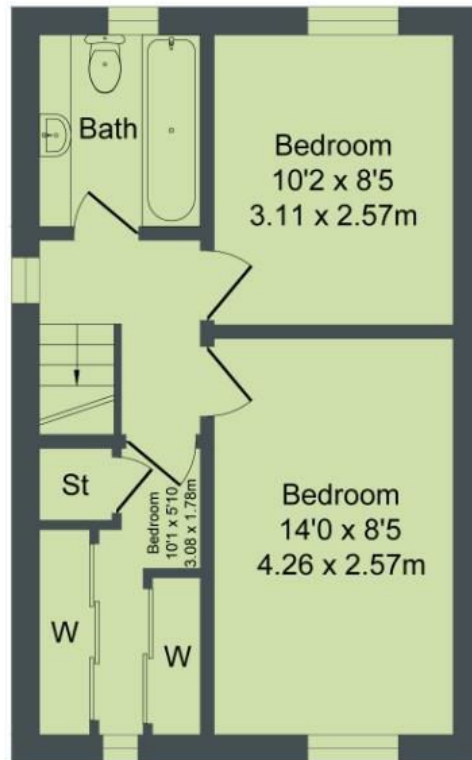
Total Approx. Floor Area 746 Sq.ft. (69.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor

Approx. Floor Area 385 Sq.Ft (35.8 Sq.M.)



First Floor

Approx. Floor Area 361 Sq.Ft (33.5 Sq.M.)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
(92 plus) A	(81-91) B	(69-80) C	(55-65) D
(45-54) E	(35-44) F	(25-34) G	(1-24) Not energy efficient - higher running costs
EU Directive 2002/91/EC		90	69
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus) A	(81-91) B	(69-80) C	(55-65) D
(45-54) E	(35-44) F	(25-34) G	(1-24) Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC			
England & Wales			

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
 t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk