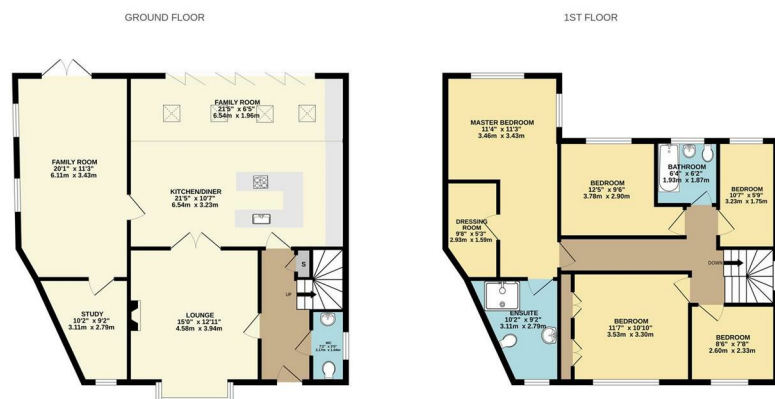
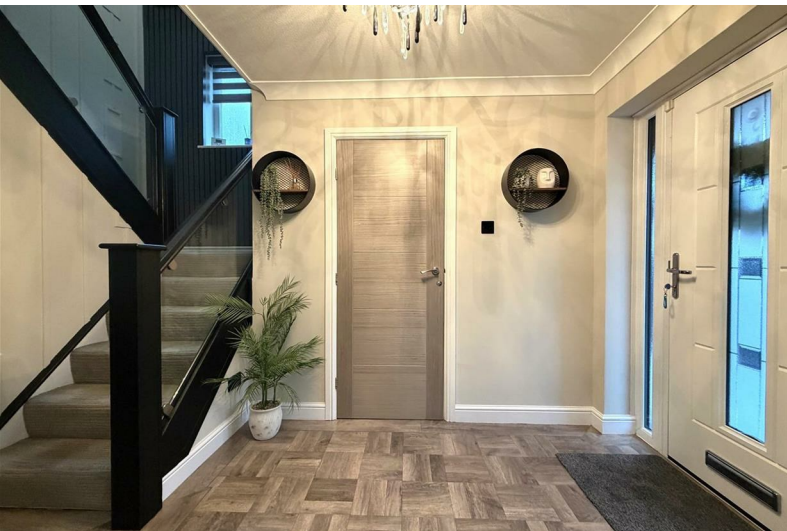




24 St. James Street

Bolton, BL5 2EB

Offers over £700,000



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Enter via the front entrance composite door with opaque glass insert into the welcoming entrance hallway to this Stunning Family Home with High Quality Fitments throughout including Jacaranda Carpets, Karndean and Amtico floorings, modern panelling, acrylic wardrobes to bedrooms, Crosswater appliances, Quartz kitchen worktops and high spec integrated appliances. Large outbuilding with cedar cladding and bi-folding doors currently used as a gym. Double Detached Garage with Electric Door.

Entrance Hallway

14'2" x 7'0" (4.32m x 2.13m)

Beautiful Entrance Hallway with Karndean grey flooring, centre ceiling light, double modern radiator, wall mounted alarm panel, under stairs storage cupboard, coving, plug sockets.

Downstairs WC

7'4" x 4'5" (2.24m x 1.35m)

Modern downstairs Wc comprising low level Wc flush, vanity sink with storage cupboard below, panelling to wall, display shelves, high quality tiling to walls and floor, Crosswater fitments (including radiator), uPVC double glazed window to side elevation.

Striking Kitchen/Diner

21'10" x 17'1" (6.65m x 5.21m)

Beautiful and stylish kitchen fitted with a range of high-gloss wall and base units, with complimentary quartz work tops, one and half bowl inset stainless steel sink with mixer tap (instant hot water), Neff induction hob, Neff double oven and grill, integrated tall fridge and integrated tall fridge freezer, integrated auto washer, integrated dryer, integrated dishwasher, Karndean grey flooring, two tall modern style radiators, four velux sensed skylights allowing in plenty of natural light (will close themselves if rains), modern ceiling lighting and spotlights, dining space with built-in display cupboards and shelving, partial panelling to walls, breakfast bar with stools. Bi-folding doors with triple glazing opening onto the beautiful rear garden. Double doors leading to reception room one.

Reception Room One

16'6" x 11'11" (5.03m x 3.63m)

uPVC double glazed bay window to front elevation, "Jacaranda" carpets throughout, ceiling spotlights, double radiator, coving, beautiful media wall with inset modern electric log effect fire, shelving, two double radiators, plug sockets.

Reception Room Two

20'6" x 11'10" (6.25m x 3.61m)

uPVC double glazed french doors opening onto the beautiful private rear garden, two uPVC double glazed windows, medial wall, "Jacaranda" carpets, double radiator, plug sockets, ceiling spotlights.

Study

11'2" x 7'0" (3.40m x 2.13m)

uPVC double glazed window to front elevation, Karndean flooring, ceiling spotlights, plug sockets, bespoke fitted furniture and matching cupboards, work top and shelving units.

Stairs Leading to First Floor

Feature staircase with modern panelling to walls, black handrail and black balustrade with glass inserts, uPVC double glazed window to side elevation allowing in plenty of natural light. "Jacaranda" carpet to stairs.

Landing

11'0" x 8'10" (3.35m x 2.69m)

Jacaranda carpet to floor, loft access, coving, ceiling spotlights and centre ceiling light. Leading along the corridor to master bedroom. Advised by the vendor; combi boiler is located within the loft and is serviced annually.

Inner Hallway

24'0" x 8'4" (7.32m x 2.54m)

Leading from landing to master bedroom, Jacaranda carpet, spotlights to ceiling.

Master Bedroom (en-suite)

20'0" x 11'2" (6.10m x 3.40m)

Beautiful master bedroom, uPVC double glazed window to rear elevation with most private outlook, uPVC double glazed window to side elevation, double radiator, space to site bedroom furniture as desired, built in drawer unit, tv aerial point, plug sockets, air conditioning and heating unit, Jacaranda carpet.

Dressing Room

7'3" x 6'4" (2.21m x 1.93m)

Dressing table and mirror. Built in wardrobes and drawer unit, loft access, ceiling spotlights.

En-Suite Shower Room

11'4" x 9'3" (3.45m x 2.82m)

Stylish en-suite shower room with high quality fitments comprising; Large shower cubicle with rainfall shower head and separate shower attachment, low level w.c. flush, large vanity sink with mixer tap and drawers and cupboard below. Wall mounted mirrored cabinets, uPVC double glazed opaque window to front elevation, high quality tiling to walls and floor, ceiling spotlights, vent, modern tall slim white radiator, ceiling spotlights.

Bedroom Two

11'11" x 11'5" (3.63m x 3.48m)

uPVC double glazed window to front elevation, radiator, built in wardrobes with tv, centre ceiling light, coving.

Bedroom Three

10'1" x 9'0" (3.07m x 2.74m)

uPVC double glazed window to rear elevation with most private outlook, double radiator, centre ceiling light, built in wardrobes and matching drawer units, tv aerial point.

Bedroom Four

10'11" x 8'2" (3.33m x 2.49m)

uPVC double glazed window to front elevation, built in wardrobes with matching overhead storage cupboards and built in drawer units, Double radiator, ceiling spotlights, coving.

Bedroom Five

10'1" x 8'0" (3.07m x 2.44m)

uPVC double glazed window to rear elevation overlooking the private rear garden, double radiator, ceiling spotlights, built in wardrobes.

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Family Bathroom

7'0" x 6'2" (2.13m x 1.88m)

Modern three piece suite with high quality fittings comprising bath with rainfall shower head and shower screen, low-level w.c. vanity sink with mixer tap and storage below. Tiling to floor and walls, ceiling spotlights, vent, tall black modern radiator, uPVC double glazed opaque window to rear elevation.

Detached Double Garage

17'0 x 16'6 (5.18m x 5.03m)

Large detached Double Garage with Electronic shutter garage door and Alarmed. Expona flooring. Power and light.

Outbuilding/Gym

16'3 x 11'8 (4.95m x 3.56m)

Stunning Outbuilding with Cedar Cladding and Bi-folding doors. Fully insulated. Alarmed. Currently utilised as a gym. Power and light, air-conditioning unit.

External

Front: Larger than average driveway with recently fitted porcelain tiles and off road parking for upto FIVE vehicles, fenced panelled boundaries with lighting. Borders stocked with shrubs and flowers. CCTV cameras front side and rear.

Rear: Porcelain tiling, patio areas, pergola with gas fire pit for entertaining. Leading up garden steps to waterfall feature, garden laid with astro-turf, hedges stocked with shrubs, flowers and trees. Private outlook to rear. Lighting all around the garden parameter, house and outbuilding.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Council Tax

We understand the property is in council tax band D this information has been taken from Valuation Office Agency www.voa.gov.uk website.

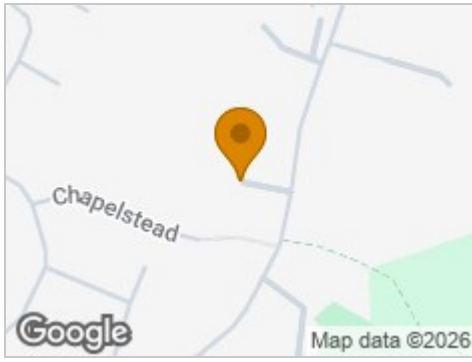
Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



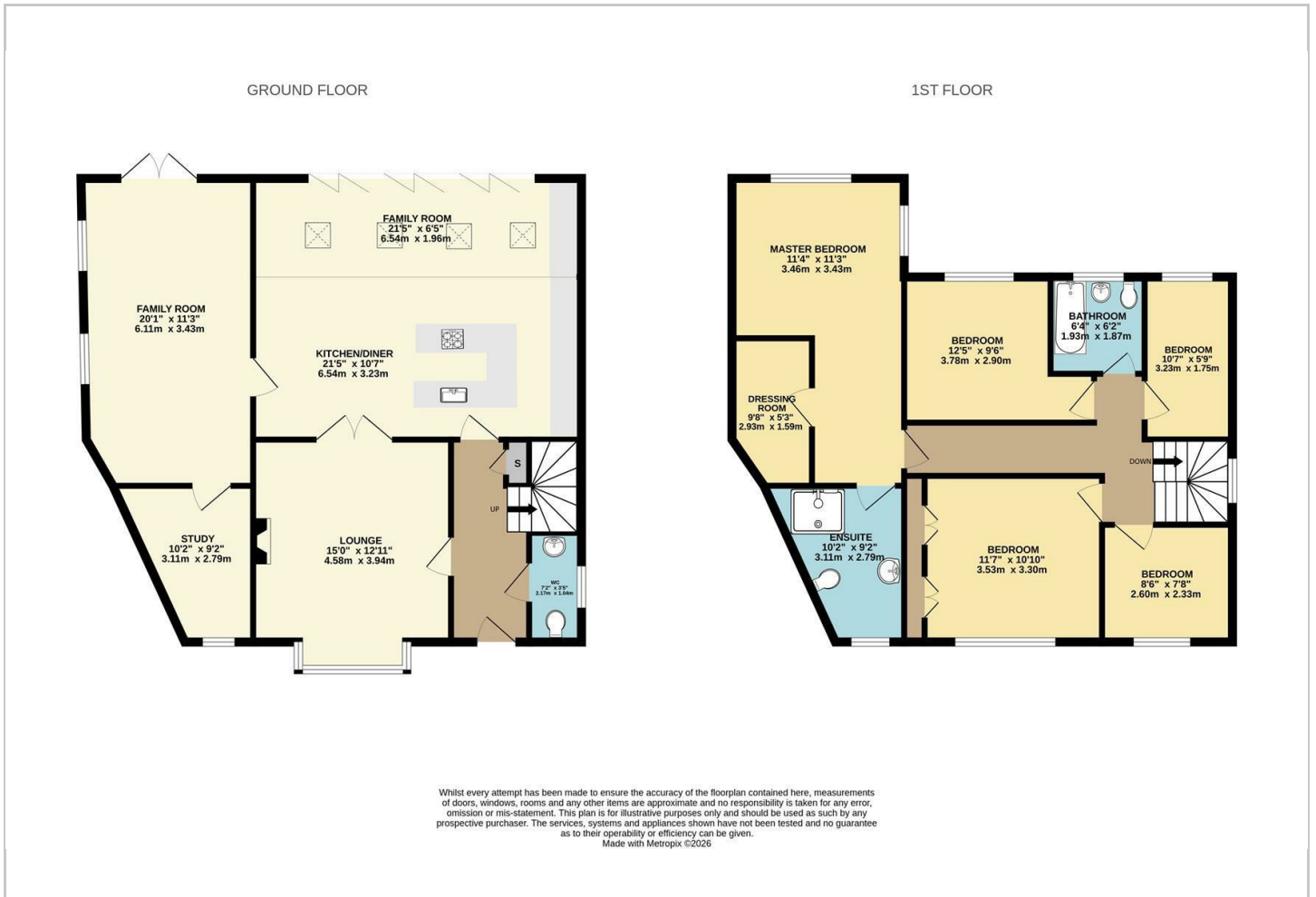
Hybrid Map



Terrain Map



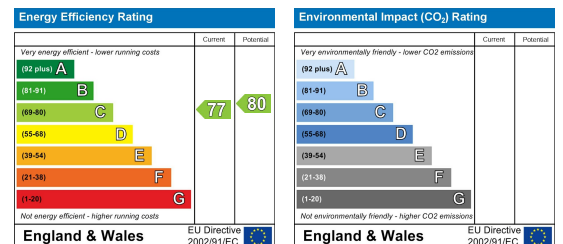
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.