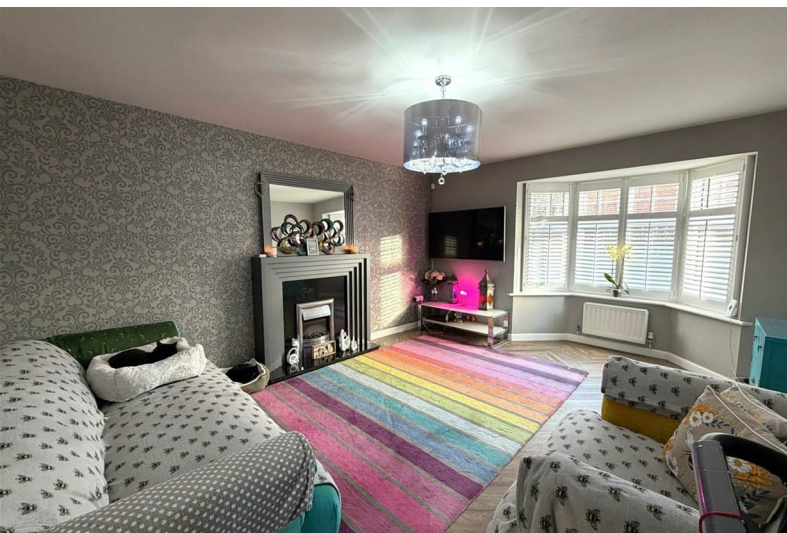




57 Ingleby Close

Bolton, BL5 3QZ

£285,000



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Accommodation

Enter via the uPVC double glazed composite front entrance door with glass opaque inserts.

Entrance Hallway

6'7" x 3'6" (2.01m x 1.07m)

Modern double radiator, LVT flooring, plug sockets, centre ceiling light, wall mounted consumer box.

Downstairs w.c

6'8" x 3'2" (2.03m x 0.97m)

Low level w.c. flush, pedestal sink, tiled splash back, radiator, centre ceiling light, LVT flooring, uPVC double glazed opaque window.

Lounge

17'3" x 12'6" (5.26m x 3.81m)

uPVC double glazed bay window fitted with plantation shutters (private outlook to front elevation), LVT flooring, double radiator, centre ceiling light, plug sockets. Beautiful fire surround with marble effect back and hearth, insert electric fire, tv aerial point, tall modern double radiator and additional double radiator.

Kitchen / Diner

16'3" x 11'7" (4.95m x 3.53m)

Fitted with a range of modern grey high gloss wall and base units with complimentary quartz effect work surfaces over, one and half bowl sink with mixer tap and drainer, partial tiling to walls, four ring gas hob with extractor canopy over, Neff hide and slide self cleaning oven, Neff microwave oven and grill, space to site fridge freezer, space to site dishwasher, plumbed and space to site washing machine, space to site tumble dryer, space to site dining table and chairs, tall modern radiator, under stairs storage cupboard, ceiling spotlights and additional centre ceiling light to dining area, plug sockets, uPVC double glazed window to rear elevation and uPVC double glazed french doors opening onto the rear garden (with outstanding views over rolling fields and countryside), uPVC double glazed window fitted with plantation shutters to side elevation.

First Floor

Carpet to stairs, white balustrade unit.

Landing

10'0" x 6'7" (3.05m x 2.01m)

uPVC double glazed window, loft access (Vendor advised the loft is partially boarded), grey carpet, centre ceiling light, plug socket, cupboard housing Worcester combi boiler with remote access (advised by vendor the boiler is 3 years old).

Master Bedroom

14'2" x 9'7" (4.32m x 2.92m)

uPVC double glazed window to rear elevation (with lovely views over rolling fields and countryside and distant views to Rivington Pike and Winter Hill). Tv aerial point, double radiator, carpet to floor, plug sockets, ceiling spotlights and centre ceiling light. Space to site bedroom furniture as desired.

Bedroom Two

12'8" x 9'6" (3.86m x 2.90m)

Double bedroom with uPVC double glazed window to front elevation, radiator, centre ceiling light, carpet to floor. Space to site bedroom furniture as desired.

Bedroom Three

9'6" x 7'3" (2.90m x 2.21m)

Further double bedroom with uPVC double glazed window to front elevation, built in wardrobe, radiator, centre ceiling light, carpet to floor, plug sockets.

Family Bathroom

7'2" x 6'3" (2.18m x 1.91m)

Modern bathroom suite comprising; bath with combi shower and rainfall shower head and separate hand held attachment and shower screen, vanity sink with drawer unit below, low level w.c. flush. Wall mounted mirror with light and bluetooth, vinyl flooring, fully tiled walls, wall mounted chrome towel rail/radiator, uPVC double glazed window to rear elevation.

Tel: 01942 817090

External

Rear: Larger than average rear garden with huge potential to extend subject to planning permission, fabulous views over fields and countryside to the rear, fenced panelled boundaries, paved/patio entertaining area, shed, outside water tap.

Front: Driveway for off road parking for two/three vehicles and garden area to front and side with mature shrubs and trees. Further allocated parking to the side of the property.

Driveway: Lights to the driveway.

Council Tax Band

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

Tenure

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

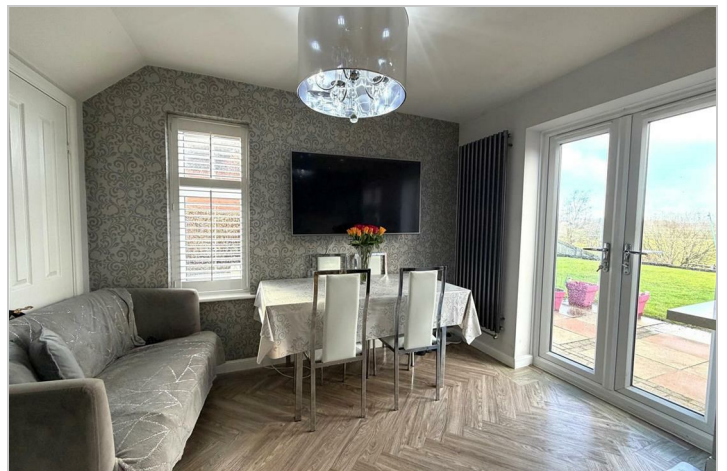
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

PLEASE NOTE: A fee of £70 per annum collected by The Orchids Management Company

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



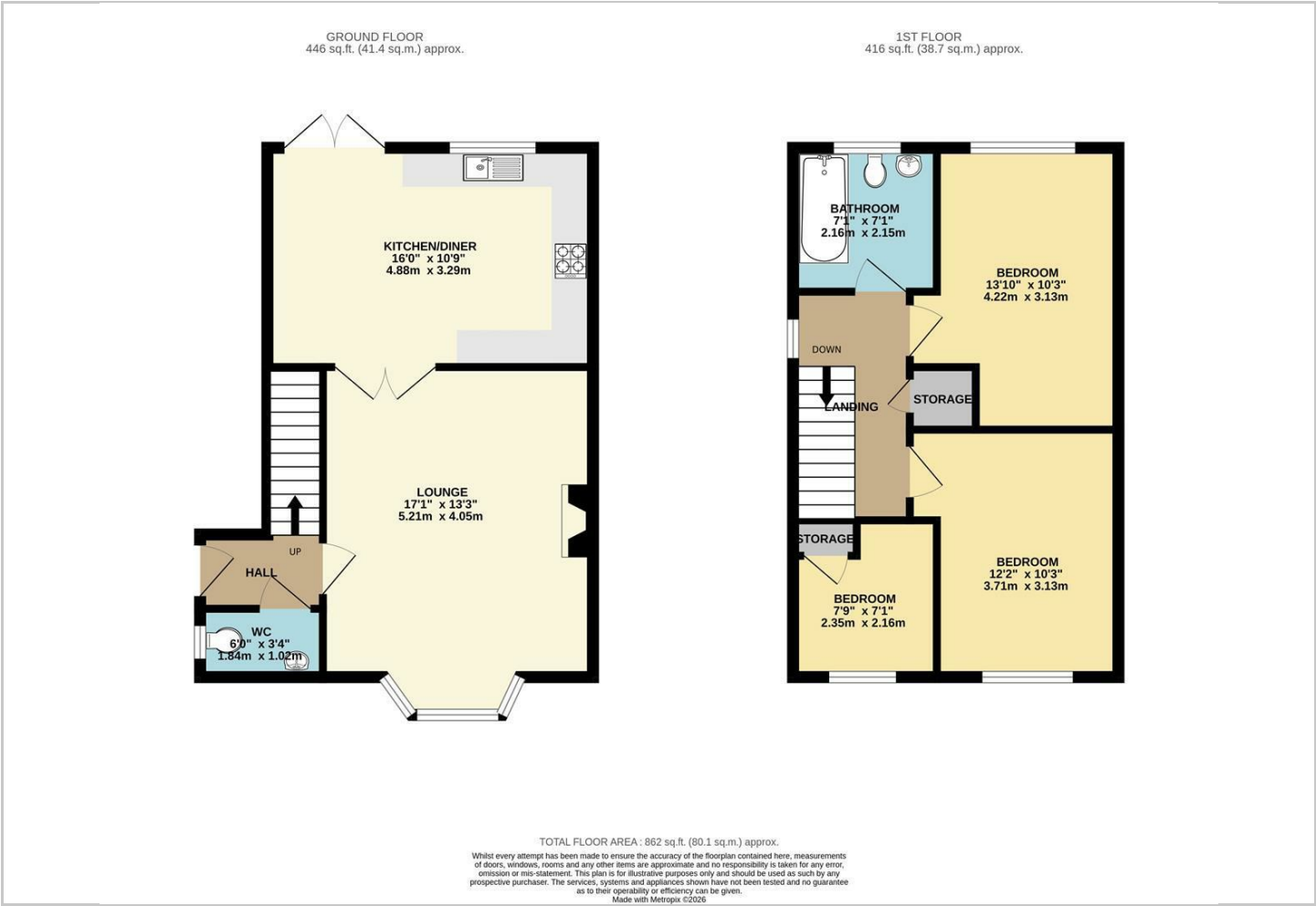
Hybrid Map



Terrain Map



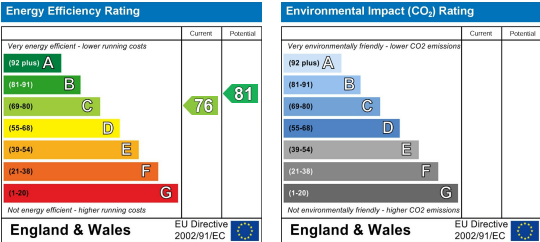
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.