



273 Wigan Road

Bolton, BL5 2AT

Offers in the region of £325,000



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Accommodation comprises

Entering via the uPVC double glazed door to front elevation into the porch area.

Porch area

Tiling to floor, plug socket, wall light.

Entrance Hallway

13'1" x 10'6" (3.99m x 3.20m)

Entering through the uPVC double glazed door into this spacious and welcoming entrance hallway. Karndean flooring, two centre ceiling lights, built in storage cupboards, plug sockets, loft access via retractable loft ladder (vendor advised the loft is partially boarded).

Lounge

16'3" x 13'5" (4.95m x 4.09m)

uPVC double glazed window to front elevation overlooking the beautiful front garden, Karndean flooring, fire surround with brick effect insert which boasts multi-fuel stove burner, built in cupboards, plug sockets, two centre ceiling lights, tv aerial point, wall mounted tall modern radiator, tilt/slide glass doors leading through to reception room two.

Reception Room Two/Dining Room

13'3" x 9'11" (4.04m x 3.02m)

Tilt/Slide Glass doors entering through to this beautiful room currently using as a dining room and sitting area, uPVC double glazed french doors opening onto the lovely private rear garden, vaulted ceiling with spotlights, double radiator, Karndean flooring, plug sockets, uPVC double glazed windows to either side of the french doors overlooking the rear garden.

Modern Fitted Kitchen

19'7" x 12'6" (including utility space) (5.97m x 3.81m (including utility space))

Striking Modern Fitted Kitchen with a display of Cashmere shaker style wall and base units with quartz work surfaces over, one and half bowl Caple sink unit with inset drainer

and mixer tap, four ring gas hob with extractor canopy over, curved breakfast bar, integrated dish washer, integrated oven and grill, integrated microwave oven, partial tiling to walls, plug sockets, cupboard housing boiler, ceiling spotlights, Amtico flooring. Bi-folding doors leading to reception room three/bedroom three.

Utility Area

Utility Area with cupboards and quartz work surfaces, plumbed for auto washer, Amtico flooring. two uPVC double glazed windows (one to rear elevation and one to side elevation). Large skylight to the vaulted ceiling, wall mounted tall modern radiator, Amtico flooring, uPVC double glazed door leading onto the rear garden.

Reception Room Three/Bedroom Three

11'4" x 6'6" (3.45m x 1.98m)

uPVC double glazed window to rear elevation, centre ceiling light, vaulted ceiling, Amtico flooring, tall white modern radiator, plug sockets.

Master Bedroom

14'7" x 11'6" (4.45m x 3.51m)

Lovely master bedroom with walk in wardrobe, uPVC double glazed window to front elevation, carpet to floor, double radiator, tv aerial point, plug sockets, centre ceiling light.

En-Suite

6'7" x 6'5" (2.01m x 1.96m)

Corner shower cubicle with shower attachment and glass sliding doors, uPVC sheeting within the shower cubicle, low level w.c. flush, sink with mixer tap and storage below, tiled splashback, vent, tiled flooring, uPVC double glazed opaque window to front elevation and uPVC double glazed opaque window to side elevation.

Bedroom Two

10'2" x 9'0" (3.10m x 2.74m)

uPVC double glazed window to side elevation, carpet to floor, built in wardrobes with matching overhead cupboards above. Centre ceiling light, double radiator, plug sockets.

Modern Wet Room

6'0" x 5'11" (1.83m x 1.80m)

Newly fitted and beautifully designed modern wet room comprising; walk in shower with folding glass shower screen, rainfall shower head and separate hand held attachment, low-level w.c., vanity sink with mixer tap and storage cupboard below, tiled flooring, fully tiled walls, wall mounted mirror, vent to wall, modern wall mounted towel rail/radiator, ceiling spotlights, uPVC double glazed opaque to side elevation.

External

Front: Front garden laid mainly to lawn, borders stocked with beautiful plants and shrubs, walled boundary. Large driveway allowing off road parking for three / four vehicles.

Rear: Garden laid mainly to lawn with borders stocked with mature trees and flowers. Outbuilding/shed (with power and light), vegetable plot area, patio area.

Side: Paved area and gated side access.

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.

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.



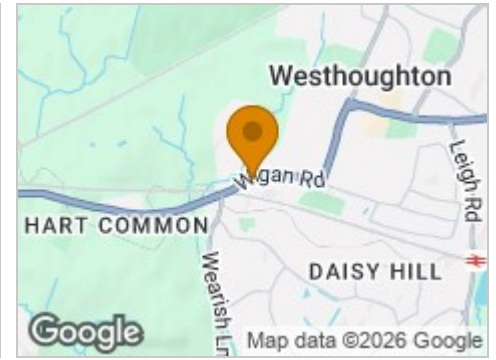
Road Map



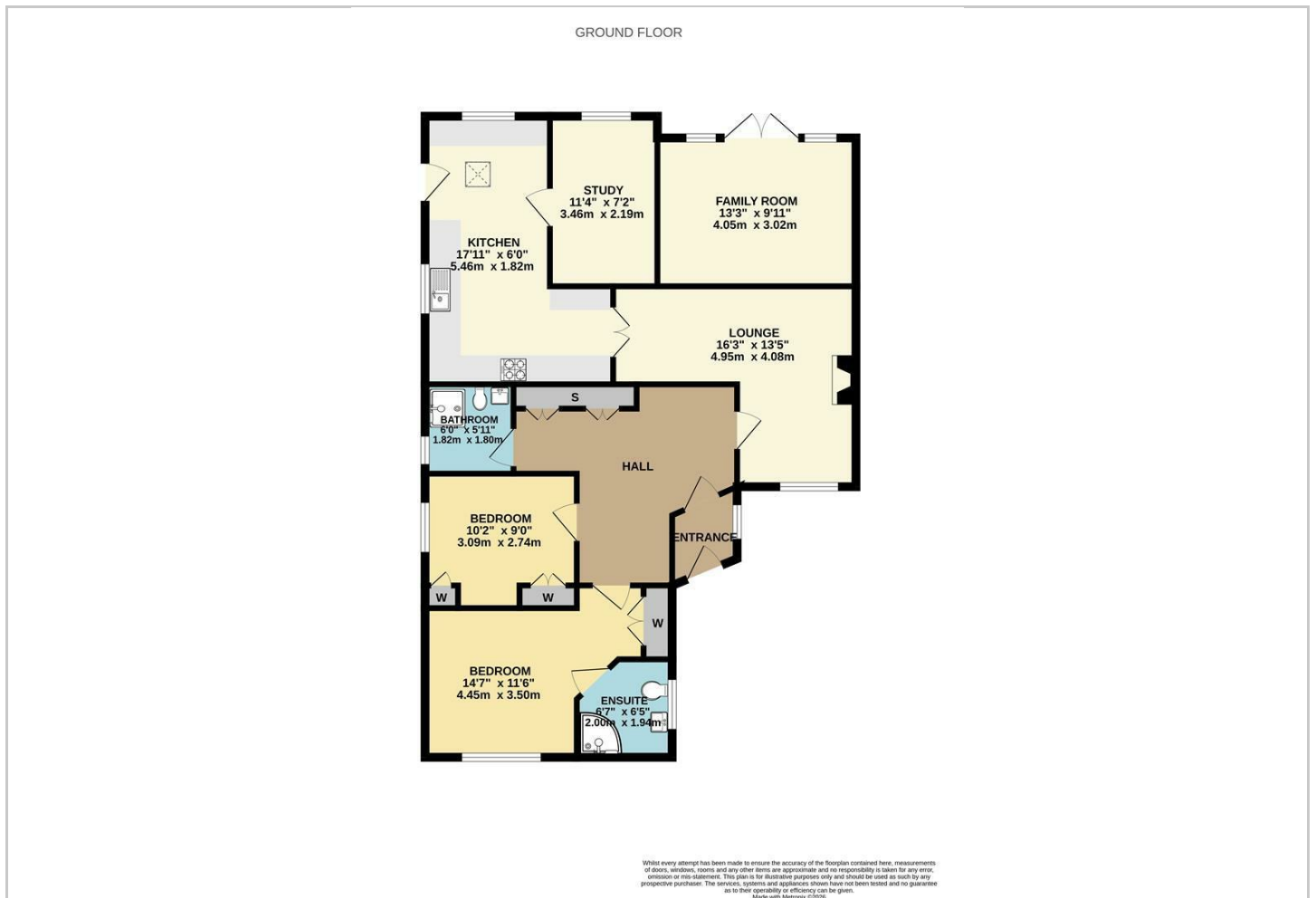
Hybrid Map



Terrain Map



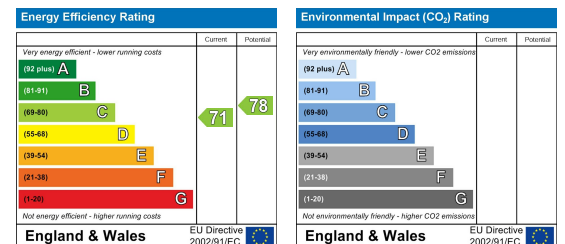
Floor Plan



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



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