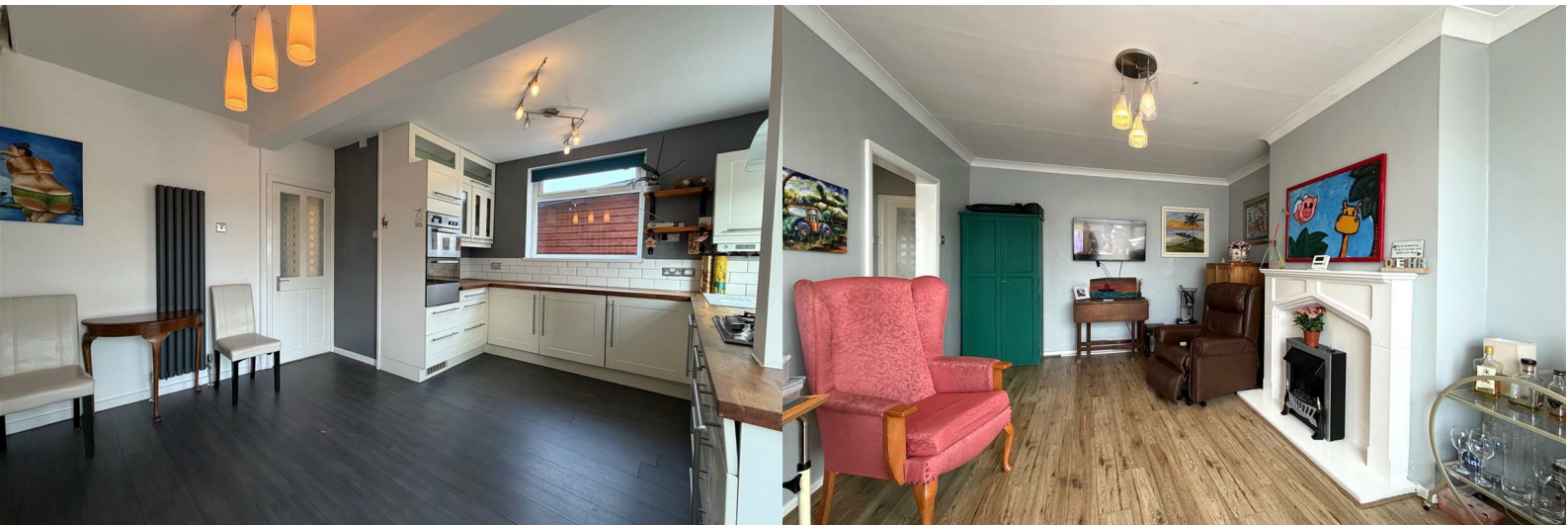




4 Manley Crescent

Bolton, BL5 3HR

Offers over £300,000



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Porch / Hallway

Entrance Porch leading to inner hallway and the spacious accommodation.

Lounge

16'1 11'6 (4.90m x 3.51m)
uPVC double glazed window to front elevation, laminate flooring, tv aerial point.

Kitchen / Diner

17'5 x 13'0 (5.31m x 3.96m)
Modern fitted kitchen with a display of high gloss wall and base units and complimentary wooden work surfaces, sink with mixer tap, integrated appliances. Upvc window to the side and rear elevations. Upvc french doors leading to rear garden. Space to site dining room table and chairs.

Ground Floor Shower Room

6'2" x 5'6" (1.88m x 1.68m)
Modern Shower Room.

Bedroom Ground Floor

12'11 x 12'2 (3.94m x 3.71m)
Upvc window to rear elevation overlooking the garden. Laminate flooring. space to site bedroom furniture as desired.

Bedroom Ground Floor

9'8 x 8'8 (2.95m x 2.64m)
Upvc window to the front elevation overlooking the front garden, laminate flooring, space to site bedroom furniture as desired.

Dressing Room

9'2 x 8'10 (2.79m x 2.69m)
Fitted wardrobes, laminate flooring.

Ground floor wet room

8'10 x 8'1 (2.69m x 2.46m)
Modern wet room.

Stairs/Landing

Stairs to first floor and landing leading to two further bedrooms and family bathroom.

Bedroom 1st floor

14'9 x 11'4 (4.50m x 3.45m)
Two velux sky light windows, carpet to floor, space to site bedroom furniture as desired.

Bedroom 1st floor

14'9 x 10'3 (4.50m x 3.12m)
Two velux sky light windows, carpet to floor, space to site bedroom furniture as desired.

Bathroom

7'3 x 4'11 (2.21m x 1.50m)
Bathroom comprises of bath, low level Wc, sink with mixer tap.

External

Gardens to both front and rear. Gated side access from the rear garden. Garage to side of property. Two driveways for off road parking.

Tenure

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



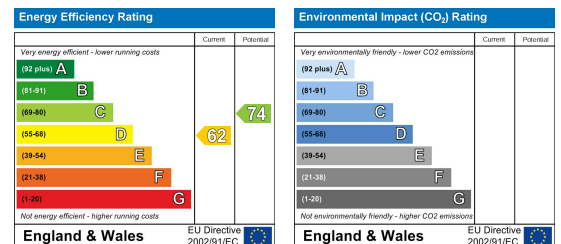
Floor Plan



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.