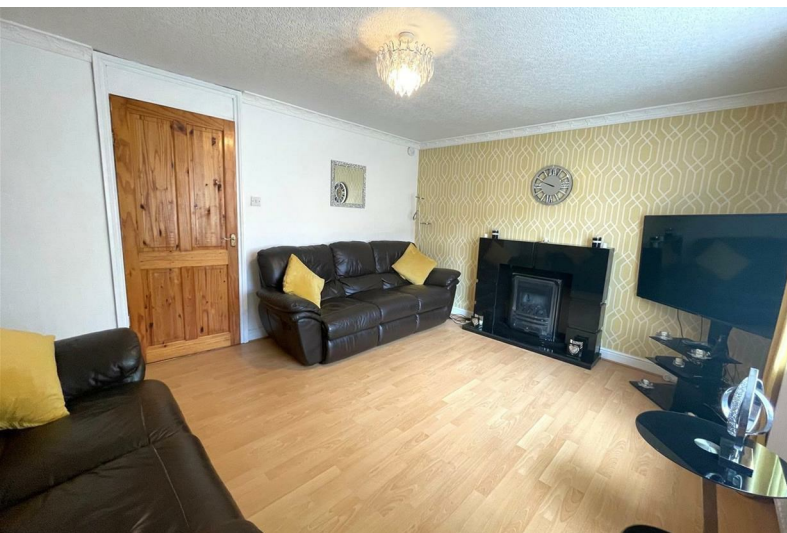




14 Constable Close

Bolton, BL1 3XG

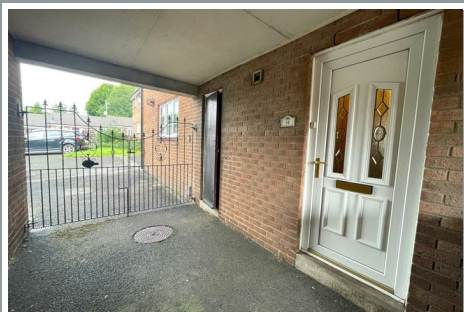
Offers over £220,000



14 Constable Close

Bolton, BL1 3XG

Offers over £220,000



Accommodation comprises

Entering via the side elevation. uPVC double glazed door with glass patterned inserts into the entrance hallway.

Entrance Hallway (L-Shape)

11'5" x 10'10" (3.48m x 3.30m)

Stairs leading to first floor. Carpet to floor, two centre ceiling lights, alarm panel, double radiator, Storage cupboard off entrance hallway housing utility meters.

Ground Floor w.c.

4'5" x 3'6" (1.35m x 1.07m)

Low level w.c. flush, wall mounted sink with mixer tap. Centre ceiling light and vent.

Lounge

14'3" x 12'5" (4.34m x 3.78m)

uPVC double glazed window to rear elevation, laminate flooring, double radiator, coving, centre ceiling light, black high gloss fire surround with back and hearth, gas fire, tv aerial point, plug sockets.

Dining Room

12'5" x 8'3" (3.78m x 2.51m)

uPVC double glazed window to rear elevation, laminate flooring, double radiator, centre ceiling light, coving, uPVC double glazed door with opaque glass patterned inserts leading to lovely large rear garden.

Kitchen

11'6" x 10'1" (3.51m x 3.07m)

Fitted with a range of high gloss wall and base units with complimentary work surfaces over, one and half bowl stainless steel sink with mixer tap and drainer, stand alone cooker with glass splashback, extractor fan above, under counter fridge and under counter freezer, space and plumbed for auto washer, double radiator, tiling to floor, centre ceiling light, cupboard

housing Vaillant combi boiler, uPVC double glazed window to rear elevation.

Stairs/Switch Back Landing

13'3" x 6'7" (4.04m x 2.01m)

Carpet to stairs, white wooden hand rail. Switch back stair case, plug socket, centre ceiling light, storage cupboard with internal shelving, doors leading to bedrooms.

Master Bedroom

12'6" x 11'9" (3.81m x 3.58m)

uPVC double glazed window to rear elevation, centre ceiling light, carpet to floor, coving, plug sockets, tv aerial point, radiator. Space to site bedroom furniture as desired.

Bedroom Two

12'5" x 10'4" (3.78m x 3.15m)

uPVC double glazed window to rear elevation, radiator, carpet to floor, plug sockets. Space to site bedroom furniture as desired.

Bedroom Three

12'7" x 12'3" (3.84m x 3.73m)

uPVC double glazed window to side elevation overlooking the beautiful rear garden radiator, carpet to floor, plug sockets.

Bedroom Four

12'7" x 10'10" (3.84m x 3.30m)

uPVC double glazed window to front elevation, radiator, carpet to floor, centre ceiling light, plug sockets.

Family Bathroom

9'3" x 6'1" (2.82m x 1.85m)

Three piece suite comprising bath with electric shower over and hand held attachment, low level w.c.

Tel: 01942 817090

flush, pedestal sink with mixer tap. Vinyl flooring, centre ceiling light, double radiator. uPVC double glazed opaque window to side elevation,

External

Rear: Larger than average rear garden (wrap around) to side with patio area and pebbled feature, fenced panelled boundaries, gated access. Potential to extend subject to planning permission.

Front: Gated driveway allowing off road parking for two vehicles.

Tenure

We are informed by the Seller that the tenure of this property is Leasehold and a payment of £10 per year for the ground rent.

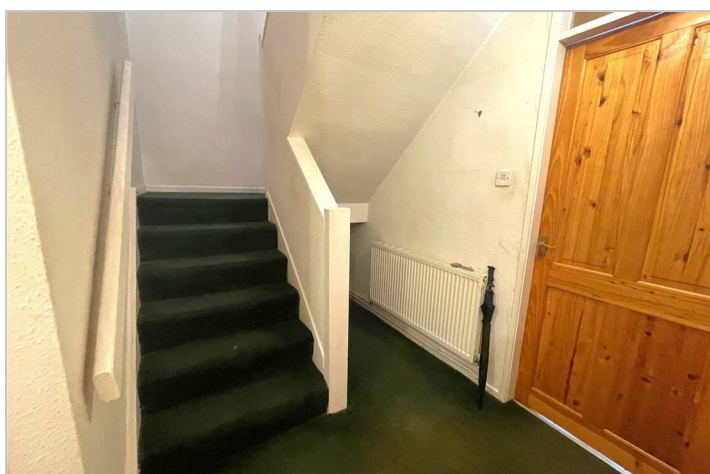
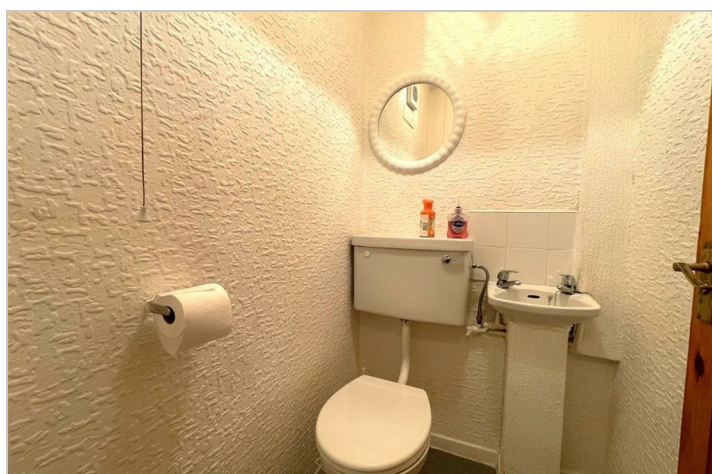
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

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



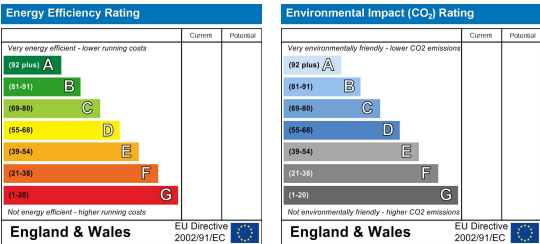
Floor Plan



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



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.