



8 Brook Meadow

Bolton, BL5 3UY

£225,000



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Accommodation comprises

Entering through the uPVC front entrance door leading into porch area.

Porch area

6'1" x 3'2" (1.85m x 0.97m)

uPVC double glazed door to front elevation and uPVC double glazed windows to both side elevations, vinyl flooring, uPVC panelling to ceiling, storage cupboard.

Entrance Hallway

9'4" x 3'0" (2.84m x 0.91m)

Enter through the uPVC double glazed door with glass opaque patterned insert, centre ceiling light, coving, carpet to floor, radiator, plug sockets.

Lounge

16'8" x 9'10" (5.08m x 3.00m)

Double radiator, carpet to floor, two centre ceiling lights, two wall lights, plug sockets, wall mounted gas fire with marble effect back and hearth, tv aerial point, double doors with windows to side leading to the conservatory.

Conservatory

19'10" x 6'4" (6.05m x 1.93m)

Spacious conservatory with uPVC double glazed windows to both side elevations and uPVC double glazed french doors to the side and rear opening onto the lovely rear garden. Carpet to floor, double radiator, wall light.

Inner Hallway

13'5" x 3'0" (4.09m x 0.91m)

Loft access, centre ceiling light, coving, plug socket, doors leading off to all rooms.

Kitchen

6'5" 5'7" (1.96m 1.70m)

Fitted with a range of wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, partial tiling to walls, space for stand alone cooker, space for auto washer, space for fridge freezer, centre ceiling light, wall mounted fuse box, coving, vinyl flooring, plug sockets, under floor heating, uPVC double glazed window to front elevation.

Bedroom One

9'5" x 8'3" (2.87m x 2.51m)

uPVC double glazed window to rear overlooking the lovely rear garden. Built in wardrobes, carpet to floor, plug sockets, centre ceiling light, radiator, coving.

Bedroom Two

8'3" x 5'9" (2.51m x 1.75m)

uPVC double glazed window overlooking the lovely rear garden, radiator, coving, carpet to floor, centre ceiling light, plug sockets. Built in wardrobe.

Shower Room

8'4" x 5'6" (2.54m x 1.68m)

Comprising corner shower cubicle with combi shower and hand held attachment, vanity sink with mixer tap and storage below, low level w.c. flush, Fully tiled walls, wall mounted mirror, carpet to floor, centre ceiling light, radiator, cupboard housing Worcester combi boiler, uPVC double glazed opaque window to front elevation.

External

Front: Detached Garage to front and driveway for off road parking. Pebbled garden with borders stocked

with flowers, shrubs and trees. Further driveway allowing off road parking for two/three vehicles which leads down the side of the property through the gate to the rear of the property.

Rear: Large rear garden laid to lawn/pebbled with borders stocked with flowers, shrubs and trees. Two garden sheds. Gated side access. Potential to extend to side and rear subject to planning permission.

Detached Garage

With power and light.

Tenure

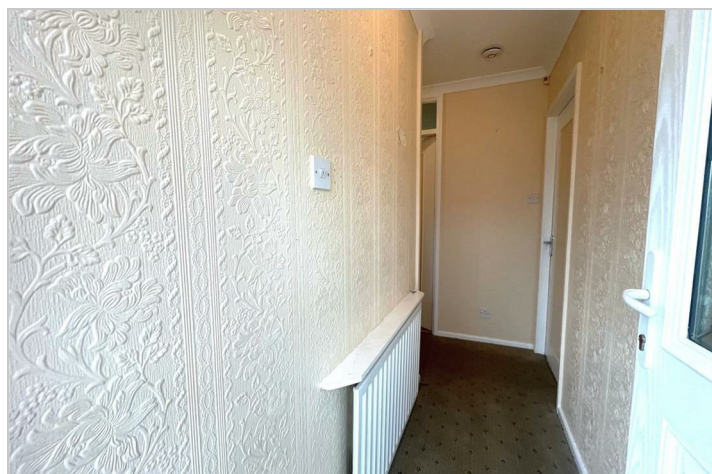
We are informed by the Seller that the tenure of this property is FREEHOLD

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



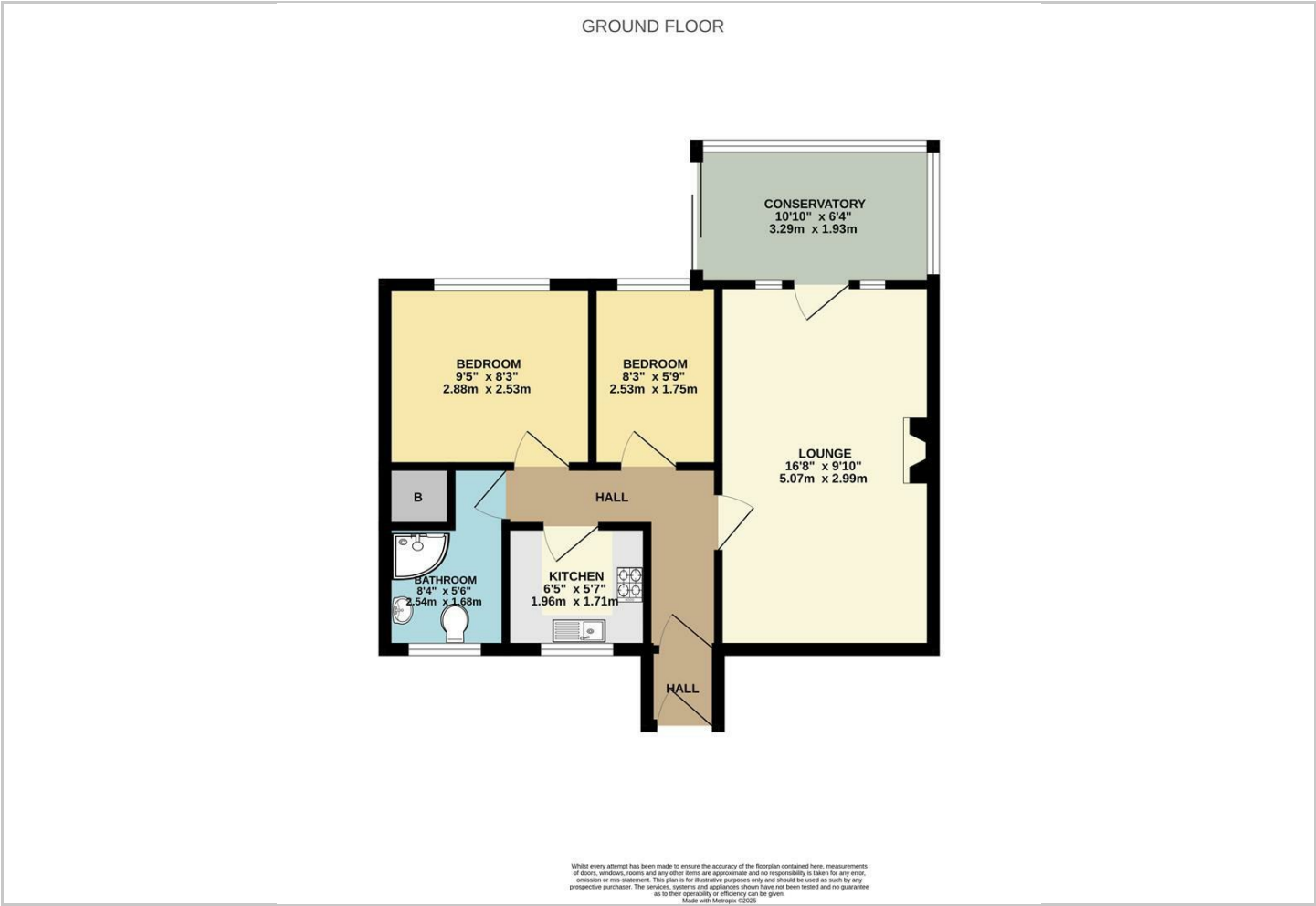
Hybrid Map



Terrain Map



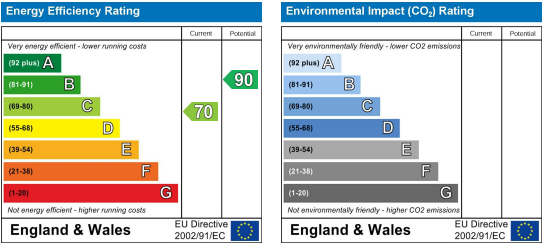
Floor Plan



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



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.