



REDPATH LEACH

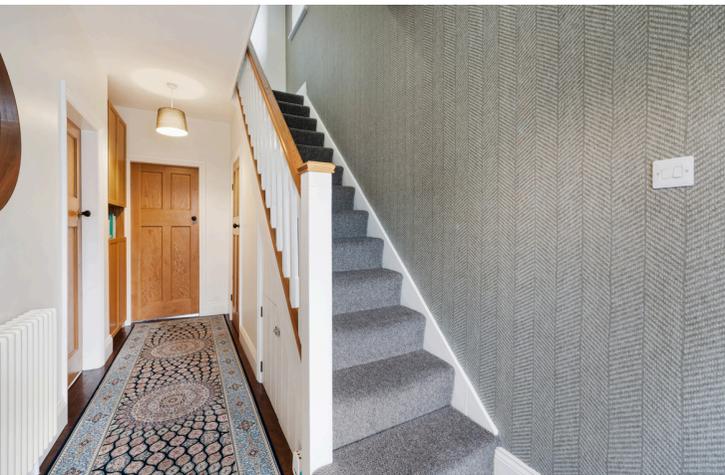
ESTATE AGENTS

FEATURES

- Breath-Taking Semi-Detached Home
- Highly Desirable Residential Location
- Sumptuous 12' Lounge
- Open Plan Kitchen/Diner/Family Room
- Three Good-Sized Bedrooms
- Two Stylish Bath/Shower Rooms
- Landscaped Gardens & Attached Garage

VERDURE AVENUE,
MARKLAND HILL

O/O £390,000



Verdure Avenue, Markland Hill



Verdure Avenue, Markland Hill

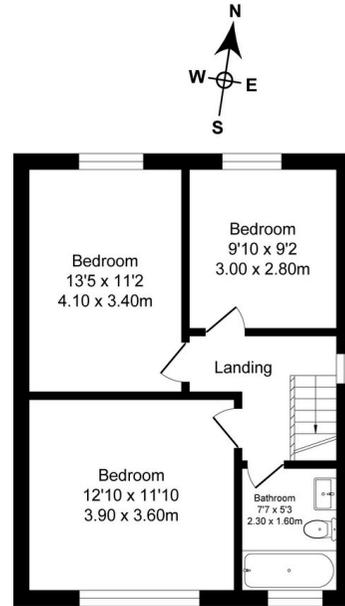
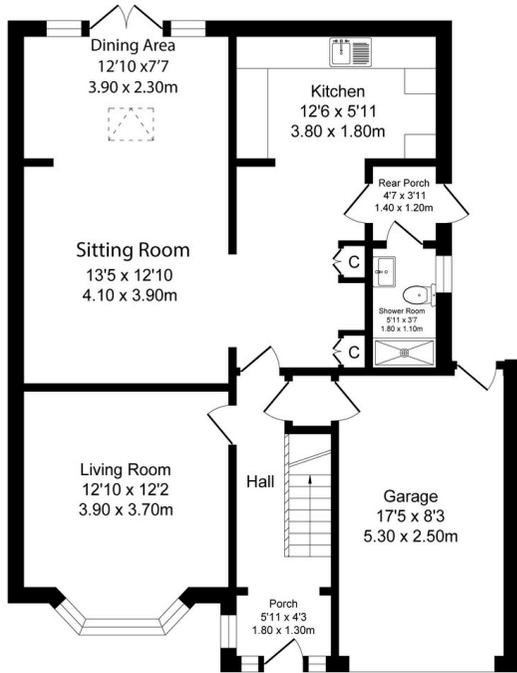


Verdure Avenue, Markland Hill



Total Approx. Floor Area 1483 Sq.ft. (137.7 Sq.M.)

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Nestled at the heart of the highly desirable and sought-after locality of Markland Hill, there can be little doubt that this simply breath-taking semi-detached residence will be in extremely strong demand, presented to an impeccable standard throughout and having been skilfully and thoughtfully extended to the rear. This impressive property has been thoroughly transformed under our client's attentive ownership, having been comprehensively, yet sympathetically overhauled to create a home which is perfectly suited to the needs of modern-day living, yet retaining that much desired character and charm which is synonymous with its traditional origins. Amongst a host of salient points, perhaps the greatest triumph here has been the creation of a magnificent open plan kitchen/diner/family room to the rear, a feature which has proven consistently to be particularly high up the list of most acquirer's must-have requirements when searching for their new home.

Widely acknowledged as one of the finest residential districts in the area, renowned for its diverse range of prestige and traditional homes, the locality has demonstrated itself to be a consistent attraction to prospective purchasers, its strong sense of community and all that it has to offer its inhabitants being a particularly strong pull for those looking for a location to raise their family. The area benefits from a host of local shops and amenities, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar. Of particular note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including Markland Hill Primary School, which is situated within a few moments' stroll and rated outstanding by Ofsted, and the highly acclaimed Bolton School, widely acknowledged as one of the finest educational establishments within the North-West, if not the country. For the older members of the family with perhaps a commute to consider, the railway network can be accessed within the nearby town centre or at Lostock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car. After a tough day in the office, one can take full advantage of the proximity to the picturesque Doffcocker Lodge Nature Reserve, perhaps enjoying a stroll with the dogs to relax away the stresses of the day.

Internally, the accommodation envelopes one's heart from the first step across the threshold, extending to in excess of 1,480 square feet in total and being lovely and light throughout, accentuated by the neutrality of the uber tasteful décor: entering via the entrance porch and into the welcoming reception hallway, where one will be delight at the feature spindled staircase to the first floor and beautiful panelled doors. One proceeds through into the sumptuous 13' formal lounge where character features are again in abundance, the bay window to the front elevation affording a great deal of natural light, whilst an effortlessly cosy ambience is created by the fireplace with its inset living flame gas fire, conjuring images of frosty winter evenings huddled around a roaring fire and flanked by the gorgeous bespoke cabinets built into the alcoves.

The hub of this home, however, is undoubtedly the magnificent open plan kitchen/diner/family room, a sublime multi-generational space which is the epitome of modern day living and the ultimate entertaining environment, able to accommodate even the most populous of gatherings, with one's guests able to transition seamlessly from the dinner table to the comfort of the seating area, where one will be charmed by the solid-fuel burner to provide a crackling soundtrack to those intimate dinner parties. The stylish kitchen is fitted with a range of modern high-gloss wall and base units in grey with complementary quartz work surfaces and incorporates a Rangemaster-style cooker and dishwasher. The ground floor is completed by a handy three-piece shower room, accessible via the side porch, which is a most welcome addition in any family home.

Up on the first floor, the landing provides access to the three well-proportioned bedrooms – two doubles and a good-sized single, all of which are bright and appealing, with the rear-facing double benefitting from sleek modern fitted wardrobes. The living spaces are completed by the beautifully appointed bathroom, an ideal space in which to polish and preen before a night on the town, being fully tiled and fitted with a smart three-piece suite in classic white, comprising of close-coupled WC, wall-mounted wash hand basin and tiled bath with overhead shower.

Externally, the low-maintenance frontage is bordered by mature planting and provides off-road parking facilities for a number of vehicles, as well as giving access to the attached single garage with electrically operated up and over door, which also cleverly integrates a useful utility area. The rear garden is equally easy to maintain, offering a pleasing blend of lawn, block paving and shingle, ensuring one has plenty of options when considering where to site a rattan sofa set, dining suite or perhaps a hot tub – the perfect accessory for those impromptu barbecues and social gatherings.

Homes within this highly sought-after location are rarely available for long and we would highly recommend an early inspection to avoid disappointment and to appreciate all that this beautiful property has to offer.



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enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR