



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Two Bed Semi-Detached Bungalow
- Popular & Convenient Location
- Circa 1,460 Square Feet in Total
- Three Reception Rooms
- Conservatory & Useful Loft Room
- Driveway Parking & Lovely Gardens
- Available with No Onward Chain

RADCLIFFE ROAD,
THE HAULGH

£250,000



Radcliffe Road, The Haulgh

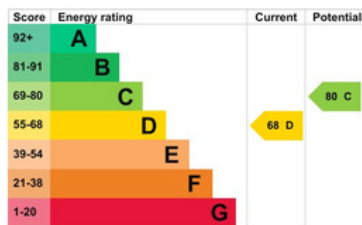
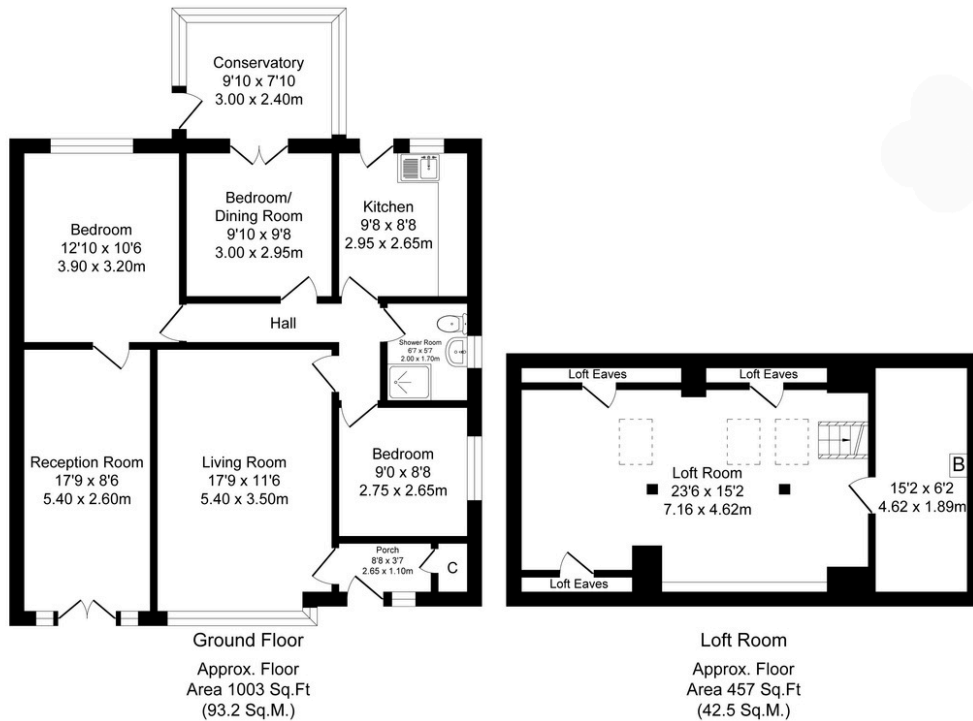


Radcliffe Road, The Haulgh



Total Approx. Floor Area 1460 Sq.ft. (135.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

True bungalows are so often in strong demand due to their limited supply, and we would, therefore, anticipate strong interest in this fine semi-detached example, which is offered with the additional benefit of no onward chain. Having been a much-loved and cared for home, the property has undergone some significant changes and additions to its accommodation in recent years, enhancing its size and now affording circa a most generous 1,460 square feet of living space in its entirety.

If convenience of location is high on one's list of must-have requirements, then this home will score very highly indeed, being situated in a consistently popular setting within walking distance of the vibrant town centre of Bolton, which benefits from a diverse range of high street stores, bars and eateries and will be ideal for those who enjoy a hectic social calendar. Bolton Railway Station is also a short walk away, with the A666 also accessible by car within circa half a mile, providing swift access to the motorway network and, therefore, ideal for those with a commute to consider, ensuring major commercial centres, in particular Manchester, are within easy reach, with one able to return home of an evening and take a relaxing stroll with the dogs within nearby Leverhulme Park, a popular recreational area, to relax away the stresses of the day.

Internally, the well laid-out floor plan displays clean and tidy accommodation, however the property could now perhaps benefit from a touch of cosmetic updating in certain areas. We are certain that a new owner will relish the opportunity to infuse their own style to create a home to their individual taste. One enters via the entrance hallway with its useful built-in cloaks cupboard, before proceeding through into the generous 17' lounge, which brims with natural light via the feature half-bay window to the front elevation. This comfortable environment enjoys a warm and inviting atmosphere which is perfectly conducive to relaxation, complete with built-in storage and a feature fireplace with inset coal-effect, living flame gas fire. One proceeds via the inner hallway into the dining room, which again benefits from built-in storage and which could be combined with the adjacent kitchen, should one prefer a more sociable open plan environment, perhaps retiring to the off-lying conservatory to relax with an after-dinner digestif whilst enjoying the pretty aspect over the garden. The kitchen is fitted with a range of Oak-effect wall and base units with contrasting laminated work surfaces.

The two bedrooms are also accessed via the inner hallway, including the 12' primary bedroom, which benefits from built-in wardrobes and provides access to the 17' converted garage, which affords wonderful flexibility of use, whether it be a private sitting room, dressing room or perhaps a work/hobby space. The main living spaces are completed by the fully tiled shower room, which is fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and shower cubicle with Mira electric shower.

A further highlight is the converted loft space, easily accessible via a pull-down ladder and complete with Velux windows. Again, offering superb versatility of use, this 23' space also has an off-lying storeroom where one will discover the modern Worcester Bosch combination boiler.

Externally, the property occupies a generous plot, set well-back and screened from the road by mature trees and shrubs. The front garden is mainly laid to lawn, whereas the rear is more low-maintenance, being a pleasing blend of paving and shingle and enveloped by enough mature planting to score highly with any green-fingered buyers. There is also an excellent degree of privacy. Off-road parking facilities are provided on the driveway.

We would highly recommend an early appointment to view this lovely home to avoid disappointment.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



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