



REDPATH LEACH

ESTATE AGENTS

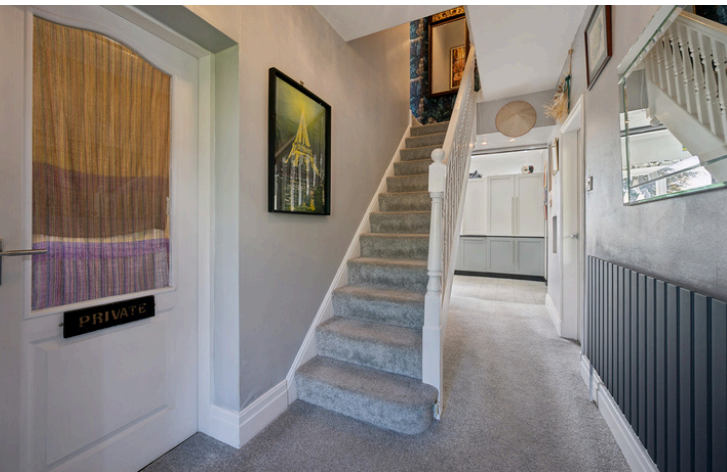


## FEATURES

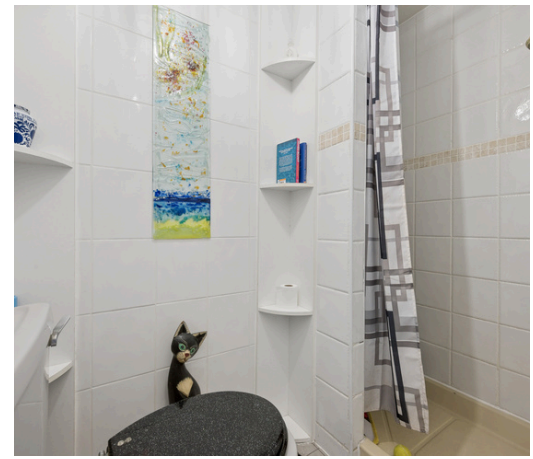
- Substantial Semi-Detached Property
- Highly Desirable Residential Location
- Three Reception Rooms
- Open Plan Kitchen into Conservatory
- Four Good-Sized Bedrooms
- Three Bath/Shower Rooms
- Extensive South-Facing Rear Garden

VERDURE AVENUE,  
MARKLAND HILL

O/O £475,000



Verdure Avenue, Markland Hill



Verdure Avenue, Markland Hill



Verdure Avenue, Markland Hill



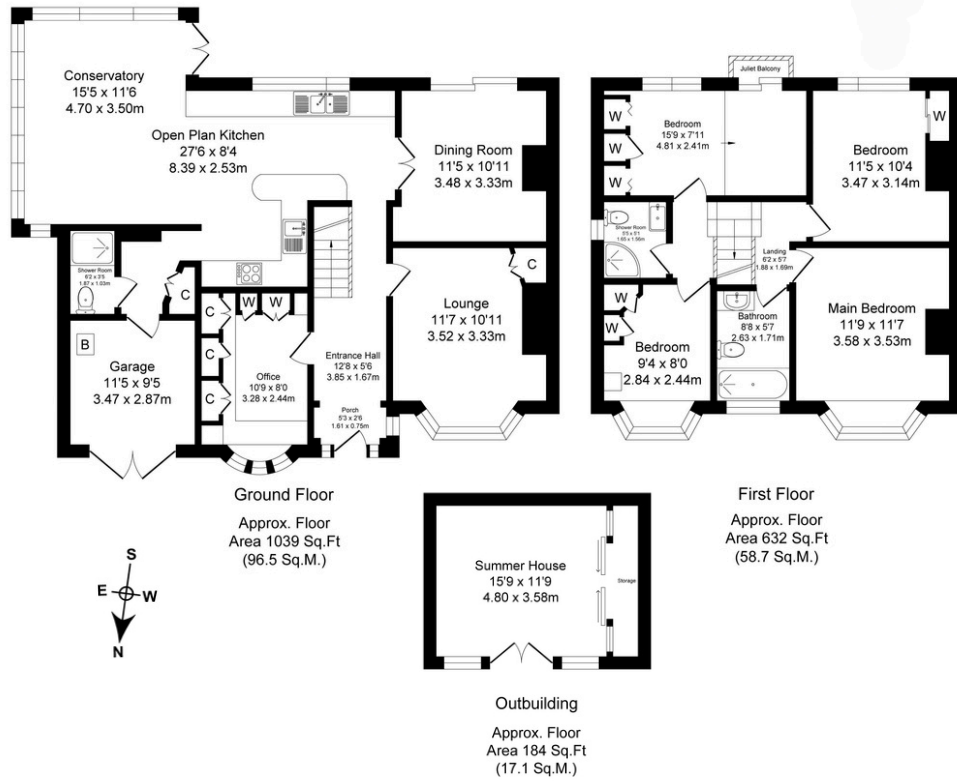
Verdure Avenue, Markland Hill



Verdure Avenue, Markland Hill

## Total Approx. Floor Area 1855 Sq.ft. (172.3 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](http://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.

Nestled at the heart of the highly desirable and sought-after locality of Markland Hill, there can be little doubt that this traditional semi-detached residence will be in extremely strong demand, presented in immaculate order throughout and having been skilfully and thoughtfully extended to afford circa 1,855 square feet of accommodation in total. But it isn't just the plentiful living space which impresses here, with perhaps the most salient of this home's features being located externally, a quite magnificent south-facing rear garden which affords a high degree of privacy and one's own calming oasis away from the hustle and bustle of daily life.

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.

This impressive home has retained much of the desired character and charm which is synonymous with its traditional origins, yet has been adapted to meet the needs of modern-day family living, to include that much desired open plan living area to the rear, as well as plenty of reception rooms and bath/shower rooms. The accommodation brims with natural light throughout, whilst the homely ambience envelopes one's heart from the first step across the threshold: entering via the entrance porch and into the welcoming reception hallway with its spindled staircase to the first floor, before proceeding into the first of the three reception rooms, the front-facing formal lounge. The characterful bay window and fireplace add charming features, whilst there is useful built-in shelving and storage within the alcoves. Across the hall, one will discover a handy home office, which will be ideal for those who require some space in which to work from home, whilst there is again an abundance of built-in storage cupboards. The dining room overlooks the rear garden, which is sure to be a talking point during those intimate dinner parties, perhaps stepping through the patio doors for an after-dinner glass of something sparkling whilst enjoying the last of the evening sunshine.

Double doors lead through into what is undoubtedly the hub of this home, the superb 27' open plan breakfast kitchen, giving the option for the entirety of the rear ground floor living spaces to be opened up, as required, which will be particularly useful when one is entertaining those most populous of gatherings. The openness into the 15' conservatory is particularly effective in emphasising the impressive levels of space and provides a sociable, multi-generational environment, not least the perfect spot in which to relax with a cup of coffee and one's latest novel of choice whilst enjoying the delightful aspect over the garden.

The kitchen is extensively fitted with a range of wall and base units in grey with contrasting black granite work surfaces, including a peninsular unit incorporating a breakfast bar, and a range of integrated appliances, including a Rangemaster-style cooker with overhead extractor canopy, fridge/freezer and dishwasher, with the ground floor completed by a utility area and handy two-piece shower room.

Up on the first floor, the landing provides access to the four well-proportioned bedrooms, all of which are bright and appealing and three of which benefit from built-in wardrobes, including the 15' primary bedroom, which also boasts a fabulous 'Juliet' balcony overlooking the rear. The main bathroom is fitted with a three-piece suite in classic white, comprising of WC, vanity wash hand basin and panelled bath with overhead shower, whilst there is also a separate three-piece shower room to ensure that there are no morning queues before the school run.

Externally, the low-maintenance front garden is well-stocked with an array of mature shrubs, with off-road parking facilities provided on the block-paved driveway. There is also a useful garage for storing those everyday essentials. The substantial rear garden is of a truly impressive size, being mainly laid to lawn and providing endless opportunity for the little ones to burn off their energy in safety. Bordered by mature trees and shrubs, there are plenty of options for siting a rattan sofa set, dining suite or perhaps a hot tub - the perfect accessory for those impromptu barbecues and social gatherings. A further highlight is the timber summer house, which affords flexibility of use for recreational or work purposes, complete with power and light.

Homes within this highly sought-after location are rarely available for long and we would highly recommend an early inspection to avoid disappointment.



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