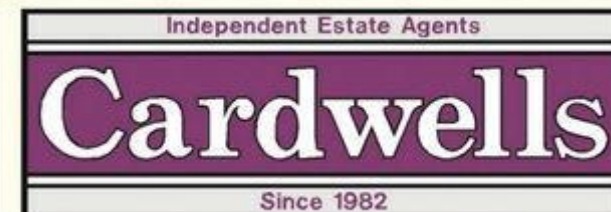


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Incorporating: Wright Dickson & Catlow, WDC Estates

**MELBOURNE ROAD, DEANE, BOLTON, BL3 5RW**



- Recently refurbished semi
- Re-wire, plastering, decorations
- Stylish new kitchen, new bathroom
- Sizeable rear garden
- Three good bedrooms
- Generous lounge with patio doors
- UPVCDG, gas central heating
- No upward chain



**Offers Over £130,000**

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A recently refurbished and upgraded three bed semidetached period home, ideally located close to the M61 and Bolton town centre, close to local amenities and popular schools. Situated on an extremely spacious corner plot, this is an excellent and well-proportioned family home. Fully refurbished and modernised throughout, whilst maintaining some beautiful period features. Available with early vacant possession and no upward chain.

The property we understand, has undergone various improvement works which include: a rewire, plastering, decorations, new flooring, a new kitchen, new bathroom etc all of which help make the property an essential choice for an early viewing.

The accommodation on offer briefly comprises: entrance porch, hallway, lounge, stylish fitted kitchen with appliances, landing, three bedrooms, and a modern white bathroom suite. There is an excellent size rear garden and pretty front garden set behind a low-level brick wall.

The family home is warmed by a modern gas combi central heated boiler and benefits from UPVC double glazing, and importantly is available with no further upward chain, so a prompt completion can hopefully be arranged. Your early personal inspection is highly recommended, by appointment, with Cardwells Bolton office on (01204) 381281.

### **Directions BL3 5RW**

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** 8' 1" x 1' 10" (2.46m x 0.56m) Quarry tiled floor, exposed brickwork, feature circular stained glass window.

**Hallway** 7' 2" x 7' 4" (2.18m x 2.23m) Radiator, storage off.

**Lounge** 20' 1" x 11' 4" (6.12m x 3.45m) UPVC double glazed bay window to the front, UPVC double glazed double patio doors off to the rear garden, radiator, feature fireplace, carpets fitted summer 2017, new doors summer 2017.

**Kitchen** 12' 8" x 7' 4" (3.86m x 2.23m) Quality professionally fitted kitchen installed Summer 2017 complete with matching: drawers, base and wall cabinets, oven / grill, four ring hob, extractor, washing machine, fridge, UPVC double glazed windows, door off to side porch, spot lighting.

**Side Porch** 12' 8" x 2' 9" (3.86m x 0.84m) Approximately.

**Landing** 7' 5" x 6' 1" (2.26m x 1.85m) At maximum points. Loft access point.

**Bedroom One** 11' 7" x 11' 3" (3.53m x 3.43m) UPVC double glazed bay window to the front, radiator.

**Bedroom Two** 11' 3" x 8' 11" (3.43m x 2.72m) UPVC double glazed window overlooking the rear garden, radiator.

**Bedroom Three** 8' 6" x 7' 4" (2.59m x 2.23m) UPVC double glazed window overlooking the rear garden, radiator.

**Bathroom** 7' 4" x 5' 7" (2.23m x 1.70m) A stylish white three-piece bathroom suite comprising: shaped bath with shower over, WC and wash basin heated towel rail, ceramic wall tiling, UPVC double glazed window, inset ceiling spot lights.

**Garden** The rear garden is of an excellent size with lawned areas, colourful well-stocked flower beds with an abundance of trees and shrubs, garden shed, patio areas. The front garden is finished in golden gravel behind a low level brick wall with an elevated flower bed to one side.

**Price** Offers Over £130,000

**Please note: all viewings are by appointment only through our BOLTON Office**

