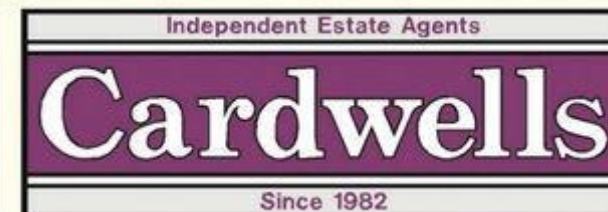




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Incorporating: Wright Dickson & Catlow, WDC Estates

EMBSAY CLOSE, SHARPLES, BOLTON, BL1 7EJ



- Stunning detached family house
- Versatile accommodation
- Deceptively spacious
- Very generous gardens & plot
- Bespoke interior design, sun room
- Contemporary kitchen & bathroom
- High quality fixtures & fittings
- Viewing recommended!



£285,000

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A wonderful 4 bedroom family home offering spacious extended living space complimented by high quality fixtures & fittings and superb presentation. A detached house on popular Belmont Park, this modern detached house is set on a large plot with a landscaped rear garden. There is gas fired central heating and UPVC double glazed windows. Briefly comprises entrance porch, hallway opening into the family room (stairs with oak/glass balustrading) which in turn flows into the professionally fitted kitchen complete with appliances, cloaks w/c, utility room. The dining room opens through to the lounge with a large conservatory off. On the first floor are 4 bedrooms and a family bathroom, bedroom four is used as a study/office. The master bedroom is fantastic, huge L shaped with dressing area, fitted furniture and an en-suite bathroom. Externally there is a garage and drive. Only by personal inspection can the outstanding value for money offered by this property be appreciated. Viewing is by appointment only with Cardwells Estate Agents Bolton on 01204 381 281.

Directions BL1 7EJ

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed entrance porch

Open Plan Family Room/Kitchen

Family Area 16' 4" x 11' 5" (4.97m x 3.48m) UPVC double glazed window (front aspect) Bespoke oak framed & glass staircase, open under stairs storage area, radiator, fitted storage cupboards, inset spotlights.

Kitchen 11' 7" x 8' 5" (3.53m x 2.56m) UPVC double glazed window (rear aspect) range of modern fitted wall & base units, with complimentary work surfaces & stainless steel splash backs, inset single bowl single drainer stainless steel sink unit with mixer tap, space for a range cooker, and stainless steel extractor hood above, integrated dishwasher, space for an American style fridge freezer, tiled floor, inset spotlights.

Inner Hallway/Cloaks Area 5' 6" x 4' 1" (1.68m x 1.24m) Radiator, integral door to the garage.

Guest W/C UPVC frosted double glazed window (side aspect) low level w/c, wash basin with mixer tap inset to a vanity unit, tiled splash backs, radiator.

Utility Room 7' 10" x 7' 7" (2.39m x 2.31m) UPVC double glazed window & door (rear aspect) fitted wall and base units, with complimentary work surfaces and tiled splash backs, inset single bowl single drainer stainless steel sink unit with mixer tap, space for automatic washing machine and a tumble dryer, space for a chest freezer, radiator.

L Shaped Living Room 24' 0" x 16' 5" (7.31m x 5.00m) (At widest points) UPVC double glazed window and French doors (conservatory aspect) feature limestone fireplace incorporating a living flame gas fire, radiator, coving, opens through to dining room.

Conservatory/Sun Room 15' 5" x 13' 10" (4.70m x 4.21m) Mainly brick construction, with the rest being UPVC double glazed, 2 radiators.

First Floor Landing Built in airing cupboard, access to the loft.

L Shaped Master Bedroom 19' 0" x 21' 2" (5.79m x 6.45m) (At widest points) 2 UPVC double glazed windows (front aspect) high quality fitted furniture including wardrobes, drawers and a corner dressing table unit, inset spotlights, 2 radiators.

En-Suite 7' 10" x 7' 7" (2.39m x 2.31m) UPVC double glazed frosted window (rear aspect) contemporary suite comprising Jacuzzi bath incorporating a shower attachment villeroy & boch w/c, wash basin with fitted shelving & drawers below, tiled floor, chrome plated towel rail.

Bedroom Two 14' 9" x 9' 0" (4.49m x 2.74m) UPVC double glazed window (front aspect) radiator, walk in storage/wardrobe (originally the en-suite and could be converted back)

Bedroom Three 9' 7" x 9' 1" (2.92m x 2.77m) UPVC double glazed window (rear aspect) radiator.

Bedroom Four/Office Space 7' 3" x 5' 9" (2.21m x 1.75m) UPVC double glazed window (rear aspect) fitted office furniture, including computer desk, wall & base units, inset spotlights.

Bathroom 8' 10" x 8' 0" (2.69m x 2.44m) UPVC frosted double glazed window (rear aspect), modern white suite comprising corner bath with mixer tap and a shower above, low level w/c, wash basin with mixer tap, inset to a vanity unit, tiled floor, chrome plated towel rail, inset spotlights.

Outside To the front there is an open plan laid to lawn garden, with tree and plant borders. There is a very generous driveway which provides ample parking and leads to a single garage with a remote controlled up and over door. The rear garden is larger than average and has been thoughtfully landscaped with many features. At the bottom of the garden there is a paved area. Steps lead up to a "tiered" garden which is well stocked with tree plant and rockery displays.

Price £285,000 Including, carpets, curtains, lights, kitchen fittings, oven/hob, extractor hood, dishwasher, fridge freezer, fitted wardrobes, gas fire, garden shed, children climbing frame.



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