



8 Old Oak Close
Bolton, BL2 6SF

Offers In The Region Of
£269,995

Property Features

- 3 Bedroomed Detached for sale
 - Venetian Blinds throughout
 - Downstairs WC
 - Ample off road parking
 - Close links into Radcliffe and Bury
 - Modern Kitchen/Diner
 - Rural walks on your doorstep
 - Conservatory to rear
 - Leasehold property
 - Fully alarmed
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STEP INSIDE

We are excited to bring to the market this immaculate, Three Bedroom, Detached property which is a fantastic family home.

To the front of the property, the huge blocked paved driveway has space for 3 cars, leading to the single detached garage. There are also beautiful borders with established trees and flowers, leading up to the property.

You are welcomed in through the entrance hallway, offering a downstairs cloakroom and gives you access into the lounge, kitchen/diner and staircase to the first-floor area.

The beautifully presented lounge spans for the full length of the property which has been tastefully decorated, offering a fitted carpet, feature gas fire (serviced annually) bay window to the front of the property and two windows to the rear. Further features include matching ceiling and wall lights and ample space for living room furnishings.

Leading through now into the contemporary kitchen/diner which is fitted with a multitude of grey shaker style wall and base units with lighting for plenty of storage and complimentary wooden work surfaces. The kitchen features an electric hob with separate gas hob and built in microwave. The floor is fitted with neutral beige tiles and spotlights for lighting. There is plumbing for a washing machine, dishwasher, space for a dryer and tall fridge/freezer, pull out storage cupboard. Further under stairs storage and space for the dining furniture of your choice.

UPVC French doors lead out to the spacious conservatory which could be used as a formal dining



room or as a great second living room or playroom. The room features, light grey oak laminate flooring, a solid roof, radiator, ceiling light and vertical blinds. There is access out from the conservatory to the south facing rear garden.

Upstairs to the first floor now where you will find the master bedroom which is a generous double room and is complete with fitted wardrobes and over the bed storage cupboards with matching bedside tables, drawers and dressing table. The high level UPVC window lets in the natural light and the neutral carpet compliments this lovely space.

There is a quirky archway leading into the stunning En-suite which has been renovated to high standard. The En-suite features a double shower, large sink within a vanity unit ideal for storage. Further features include, waterfall and handheld showers, UPVC cladding with marble effect, vinyl flooring, ceiling light and frosted double glazed window.

The second bedroom is also a double room and is situated to the front aspect. Offering a range of fitted wardrobes and drawers, striped fitted carpet, double glazed window, shelving and a TV aerial point.

The third bedroom is a single room, benefiting from a cabin bed, fitted wardrobes and overhead storage, dark grey fitted carpet and double-glazed window. The lovely bathroom offers a three-piece white bathroom suite including bath with shower over, toilet, wash basin and grey cupboard. The chrome heated towel rail, UPVC window to mirrored cabinet and tiled beige flooring finish off this room.

Access to the loft is from the landing and the loft has ladders and is part boarded for storage.

The south facing, rear garden is a generous size and is full established with a variety of beautiful trees, shrubs and flowers. The garden offers two paved areas and an area laid to lawn, ideal for family barbecues. There is also a shed ideal for storage and side access to the front of the property to access bins etc..

This property is a lovely and spacious family home in a sought-after location and mustn't be missed. To arrange a viewing, please contact the sales team on 01204 793 113.



LOCATION

The location of this property is fantastic for a wide range of facilities schools and transport links in Bury and Manchester. Situated close to the local fishing lodge, garden centre and Bradley Fold Trading Estate, which offers a variety of businesses, including the local fitness centre, café, dance centre and Red Bank Cider which is Bolton and Bury's 1st Award Winning real cider producer. Located close to transport links into Bolton and Bury and with the The Metrolink tram network to Manchester only 10 minutes away, it really does tick all the right boxes.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements