



14 Redwood Close  
Bolton, BL3 1AZ

Offers In Region Of  
£250,000

# Property Features

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- 3 Bedroom Detached Property
  - En-suite recently upgraded
  - Off road parking
  - Single garage
  - Well placed for practical commuting via major road, rail and motorway
  - Sought after & very popular development
  - FREEHOLD
  - Lovely family home
  - Well established gardens
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## STEP INSIDE 14 REDWOOD CLOSE

To the front of the property the driveway providing off road parking, leading to a single integral garage and lawned garden complete with attractive and mature shrubs and trees.

The property gives you access via the front door or to the side door which leads you straight into the kitchen/diner. There is also access to the rear garden down the side of the property.

On entering the property from the front, you are welcomed into the vestibule which leads you into the beautiful lounge area.

Fitted with quality wooden flooring this lovely lounge area features, a ceiling light, two double glazed windows, radiator and space for living room furnishings.

The Kitchen/Diner is located to the rear aspect offering spacious comfortable areas for cooking, dining and relaxing. The kitchen comes complete with a range of black high gloss wall and base units with complementary worktops and again with fitted throughout with quality wooden flooring. Further features include, an integrated washing machine and fridge, built in electric oven and hob with overhead extractor fan, space for a dishwasher, sink, double glazed window, partly tiled walls and a door leading out to the side of the property. The dining area has a convenient breakfast island, which will comfortably fit 4 people and with French doors leading onto the rear garden this is the perfect setting for hosting gatherings



with friends and family.

The downstairs cloakroom is accessible from the kitchen as we make our way up to the first floor accommodation. The downstairs WC is ideal for children and guests, including a wash basin and vanity unit, towel rail, wall mounted radiator and wooden flooring.

Rising up to the first floor, where you will be greeted with three bedrooms, one of them featuring an en-suite and a family bathroom.

Bedroom One is located to the rear aspect, with a double glazed window enjoying a pleasant aspect of the rear garden, a large expanse of built in wardrobes, fitted carpet, double glazed window, ceiling light and offers plenty of space for bedroom furniture and access into the en-suite.

The En-suite has been upgraded within the last 12 months, featuring a modern three piece white suite comprising a shower cubicle with a rainfall shower and hand held shower, pedestal wash hand basin and low level w/c. Feature Chrome towel radiator, double glazed window and UPVC cladded walls.

Bedroom Two is positioned to the front aspect, benefiting from a double glazed window, fitted carpet, ceiling light and a range of fitted wardrobes. This room has recently been redecorated and offers plenty of space for additional bedroom furniture.

Bedroom Three is again located to the front aspect, featuring a fitted carpet, double glazed window, ceiling light and a fitted wardrobes.

Outstanding enclosed garden to the rear and side of the property providing outside space for entertaining and family time. Laid mostly to lawn with a flagged patio area ideal for garden furniture and well stocked borders for that all important privacy.



## LOCATION

Located on Redwood Close in Darcy Lever, just off Radcliffe Road, this location offers the best of both worlds, with countryside walks just on your doorstep and motorway links within a short distance drive away, what more could you possibly ask for? The property offers walkers and cyclists miles of off road pathways, by following the River Tonge up through Leverhulme Park and through to the Seven Acres Country Park. Leverhulme Park Community Centre offers a fantastic multi-station gym, modern dance studio as well as being home to a physiotherapy unit. Moses Gate Country Park is a short drive away where you can enjoy the childrens play area and countryside walks. The property is located close to Bolton Town Centre and is perfectly situated for commuters with direct links to the A666 St Peters Way, leading to the M61 motorway network.



79 - 81 Market  
Street  
Little Lever  
Bolton  
Lancashire

[www.hannonholmes.co.uk](http://www.hannonholmes.co.uk)  
[info@hannonholmes.co.uk](mailto:info@hannonholmes.co.uk)  
01204 793113

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