



14 Elder Drive  
Bolton, BL3 1AT

Offers In Region Of  
£285,000

# Property Features

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- 3/4 Bedroom Detached Property for sale
  - Three double bedrooms
  - Garage conversion
  - Fantastic family home
  - New en-suite to Bedroom One
  - Council Tax C
  - Off road parking for approx. 2 vehicles
  - FREEHOLD PROPERTY
  - EPC Rating C
  - NO UPWARD CHAIN
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## STEP INSIDE

Take a look at this lovely family home ..... You will certainly not be disappointed. The current owners have up kept this beautiful home to a good standard. Located on a quiet residential cul de sac position, this property is perfect for families wanting a safe environment for their children to play out.

This lovely, 3/4 Bedroom Detached home is beautifully presented and perfect for family living, on a much sought after development in Darcy Lever. The accommodation on offer briefly consists of; entrance hallway, Lounge, open plan Kitchen/Diner, Garage Conversion (2nd reception or 4th bedroom with en-suite), Three Bedrooms (En-suite to bedroom one) Bathroom, Low maintenance Gardens to the front and rear and a double driveway.

The Lounge is located to the front of the property offering; fitted laminate flooring, ceiling light, double glazed window providing natural light throughout the room and there is plenty of space for living room furnishings. Further features include, TV aerial, telephone point, feature electric fireplace and storage cupboard.

Following on into the lovely open plan Kitchen/Diner, which is a great size and would accommodate plenty of furniture. This room is ideal for entertaining guests or having a nice quiet meal with the family on the bespoke dining area or the breakfast table which can seat approx 5 people. The room also gives you access via double glazed French Doors onto the rear garden.



The kitchen is located to the rear aspect offering, a range of grey shaker style wall and base units with complementary work surfaces. Further features to this lovely kitchen include, built in electric oven, gas hob with overhead extractor, integrated dishwasher and washing machine, space for an American fridge/freezer, double glazed window, spotlights, laminate flooring and feature splash back wallpaper. The kitchen also gives you access out to the side of the property.



The garage has been converted into a second reception room/fourth bedroom with access to an en-suite. The room could easily be reconfigured back to a garage, should you wish. The room is currently being used as an office/playroom, however has been a bedroom previously. The added benefit to this room is the en-suite which includes a shower cubicle, W/C and wash basin.



Rising to the first floor now, where you are greeted with three bedrooms (en-suite to bedroom one) and a family bathroom. The landing area features, a fitted carpet, ceiling light, loft access and access into all three bedrooms and the bathroom. The loft features good quality pull down ladders, is fully boarded with electrics and lighting.



Bedroom One is located to the rear aspect, featuring a fitted carpet, ceiling light, double glazed window, built in double wardrobes and plenty of space for bedroom furnishings. There is also a newly fitted shower cubicle to the en-suite, that also includes a W/C and wash basin.

Bedroom Two is located to the front aspect, featuring a fitted carpet, ceiling light, double glazed window and plenty of space for bedroom furnishings.

Bedroom Three is located to the front aspect, offering a fitted carpet, ceiling light, double glazed window and space for bedroom furnishings. This room is currently being used as an office.



The main bathroom features a white suite including a bath, WC and wash basin. unit. Further features include, partly tiled walls, vinyl flooring, extractor fan, frosted double glazed window and a wall mounted radiator.

Externally, to the front of the property you will find a concrete imprinted double driveway, ideal for off road

parking.

The rear has been fully landscaped with decking, artificial grass, outside electric sockets and a shed ideal for storage. The space is ideal for plenty outdoor furniture and a perfect setting for you to enjoy family outdoor activities with friends and family.

There is access via the side of the property for bin access etc.

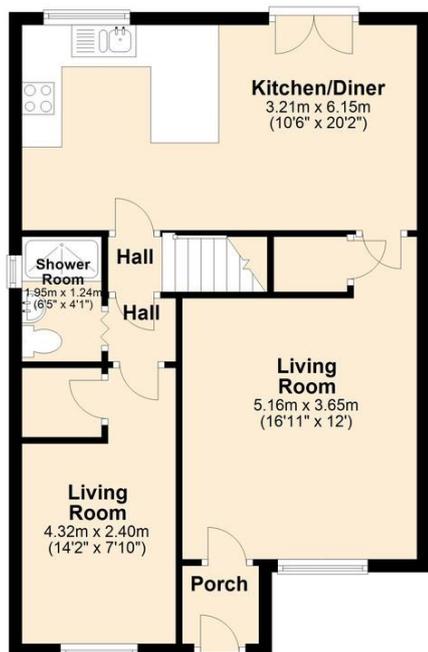
### LOCATION

Located on Elder Avenue 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.



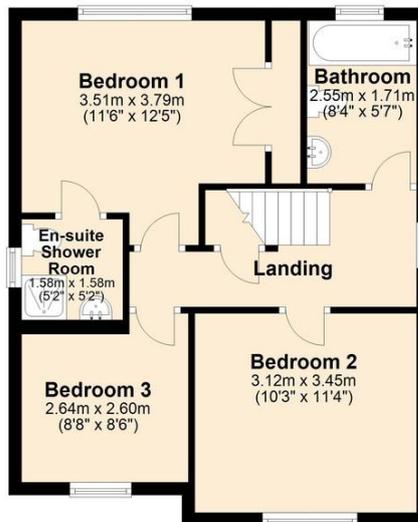
### Ground Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



### First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



79 - 81 Market  
Street  
Little Lever  
Bolton  
Lancashire

Total area: approx. 102.4 sq. metres (1102.2 sq. feet)