

51 Cranberry Drive, Bolton, Lancashire, BL3 4TB



£160,000

A well presented end town house offered with no onward chain in good decorative order throughout with porch, W.C., lounge, kitchen diner, conservatory, 3 bedrooms, bathroom, drive, gardens to rear not directly overlooked, gas central heating, double glazed windows.

- 3 Bedrooms
- No Chain
- Rear Garden Not Directly Overlooked
- Conservatory
- Good Decorative Order
- Driveway



Positioned on Cranberry Drive, Bolton this end townhouse offered with no onward chain. The property is in good decorative order throughout and briefly comprises, porch, W.C., lounge, kitchen diner & conservatory. On the upper level there are three bedrooms and a three piece bathroom suite. Externally to the front there is a block paved and tarmac drive with foliage leading down the side of the property to the rear a low maintenance garden that is not directly overlooked. The property also benefits from gas central heating and double glazed windows. There property is located within easy reach to Bolton town centre, amenities, public & transport commuting links, motorway and train station. Early viewing is recommended to fully appreciate.

Porch

Door to W.C., double glazed window to side, door to lounge.

WC

Access from the porch with low level W.C., vanity wash basin, splash back tiling, double glazed frosted window to front elevation.

Lounge 14'0" x 14'5" (4.26m x 4.40m)

Spacious lounge with double glazed window to front elevation, power points, wall mounted radiator, feature fireplace with flicker effect electric fire, door to kitchen diner, stairs rise to upper level.

Kitchen/Diner 8'3" x 14'5" (2.52m x 4.40m)

Kitchen diner with a range of fitted wall and base units with contrasting work surfaces, power points, splash back tiling, plumbed for dish washer, plumbed for washing facilities, space for cooker, space for fridge freezer, inset sink, double glazed window to rear, under stairs storage, ample space for dining, door to conservatory.

Conservatory

Brick, upvc, glass and polycarbonate construction with views over the gardens, wall mounted radiator, door to rear.

Landing

Stairs rise to upper level, doors lead to further accommodation, double glazed window to side aspect.

Bedroom 1 13'9" x 8'5" (4.18m x 2.56m)

Good sized double room with a range of fitted units providing storage and hanging space, power points, wall mounted radiator, double glazed window to front elevation.

Bedroom 2 10'0" x 8'5" (3.04m x 2.56m)

Accessed off the landing to bedroom two fitted with a range of wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed window



Bedroom 3 10'2" x 5'8" (3.10m x 1.73m)

Positioned towards the front elevation with double glazed window, cupboard, wall mounted radiator, power points.

Bathroom

Three piece suite with low level W.C., vanity wash basin, panelled bath with electric shower over, double glazed frosted window, wall mounted radiator, partial tiled elevations

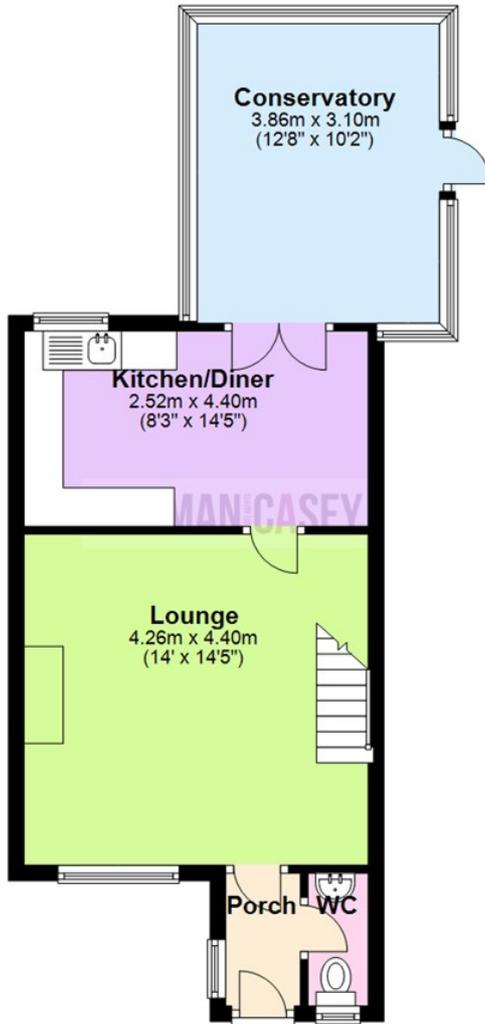
Outside

To the front a block paved and tarmac drive with foliage to the front border. Gates lead down the side of the property to the rear with lawned area, stone flagged patio with soil beds with seasonal plants and flowers with traditional wooden panelled fencing as border



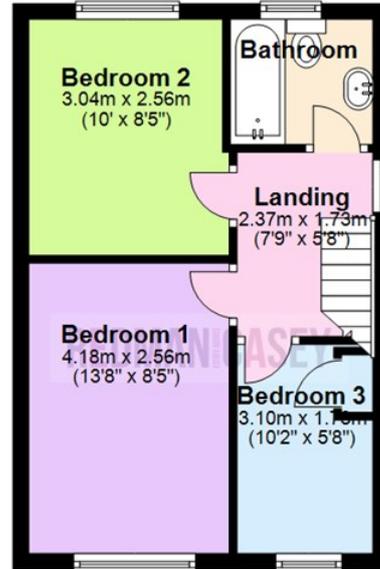
Ground Floor

Approx. 45.7 sq. metres (492.1 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 76.1 sq. metres (819.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

