



Total area: approx. 185.3 sq. metres (1994.3 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.



4 Ivy Bank Close, Sharples, Bolton, Lancashire, BL1 7EF

Superbly presented and positioned four bedroom detached property that has been comprehensively updated and improved by the current owners, situated in a cul de sac position the property must be viewed to be appreciated. EPC Rating C

Offers Over £325,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





Beautifully updated and well presented four bedroom detached family home which is located in this popular residential area situated between Blackburn Road and Belmont Road. The property has benefited from a significant refurbishment since being bought by the current owners in 2015. This has included comprehensive plastering, re-wiring, modernised gas central heating system and decorated with neutral decor; the kitchen has been finished in a modern cream gloss with matching polished quartz work surfaces, the bathroom has a white contemporary suite. The property offers generously proportioned rooms comprising :- porch and hallway together with landing including a front facing window. The two original reception rooms have been added to by the conversion of half the garage which has provided a children's playroom and also the

residue of the garage is an excellent storage area. This extra ground floor space may suit those requiring ground floor bedroom accommodation if required. to the first floor there are four bedroom and bathroom. Outside there is ample driveway parking and garden areas and to the rear is a private enclosed garden with patio and lawned area. Viewing is essential to appreciate all that is on offer

Porch
large side window and tiled finish to the floor

Entrance Hall
with stairs to first floor., open plan to:

Play Room
Accessed via the hall. Converted from the garage to create a further reception room with front window and under floor heating.

Cupboard conceals the electric meter, consumer unit and gas meter.

WC
Window to side.

Kitchen
Fitted with wall and base units in gloss. Quality work surfaces. Five ring, split level gas hob, extractor canopy, split oven and grill, integral fridge and freezer and dishwasher.

Dining Room
Tiled finish to the floor. window and rear window to the garden.

Lounge
Positioned to the rear. A bright room with both rear and gable windows.

Landing
Door to:

Bedroom 1
Window to side, window to rear.



Bedroom 2
Window to rear.

Bedroom 3
Window to front, window to side.

Bedroom 4
Window to front, door to:

Bathroom
Two windows to side. Suite comprises w c , double width shower cubicle with drencher and

hand held units, bath and hand basin with waterfall tap. Fully tiled to the walls and floor.

Garage
Up and over door, door.

Outside
Front Garden - Driveway parking lawned area pathway leading to front entrance door
Rear Garden - Gated access to

the side leading to a a flagged patio with lawned area and flower and shrub borders