REDMAN CASEY ESTATE AGENTS

9 Elmwood Close, Over Hulton, Bolton, BL5 1HF

Offers Over £380,000

Immaculate modernised extended four bedroom semi detached property situated at the head of cull-De-Sac. Superb residential location close to local schools, shops, local amenities and easy access to rural walks. This modernised property benefits from open plan living, with gardens front and rear, off road parking, garage, Finished to a very high standard viewing is essential to appreciate the location, condition and all that is on offer. This truly is a high end property in a superb location.

- 4 Bedroom Extended Semi.
- Open Living Space
- Garage
- Bi Fold Windows To Rear
- EPC Rating D
- Fully Modernised
- Off Road Parking
- Utility Area
- Gardens Front And Rear
- Council Tax Band D.

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Extended four bedroom semi detached fully modernised to a very high standard offering modern living in a quiet residential cull-de sac. Located close to all local amenities, schools, shops, and easy access to rural walks. The property comprises:- Entrance porch, entrance hall, lounge, kitchen, diner. Snug, bathroom, to the first floor there are four bedrooms a bathroom, the master being en-suite with a dressing area. Benefitting from under floor heating plus central heating fully double glazing bi-fold doors leading to patio seating area and enclosed rear garden, garage and off road parking.
This property has been fully modernised to an extremely high standard and viewings are highly recommended to appreciate all that is on offer and the condition.

Porch
Glazed window, metal double glazed entrance double door to front, glazed entrance

Hall
UPVC double glazed window to rear,

Kitchen Lounge Dining Room 32'2" x 20'3" (9.80m x 6.16m)
With a matching range of base and eye level units and cupboards with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with double draining board, built-in fridge/freezer, built-in eye level fan assisted oven, five ring gas hob with extractor hood over, skylight, uPVC double glazed window to side, uPVC double glazed window to front, two radiators, ceramic tiled flooring, under floor heating, double glazed entrance tri-fold door to rear, :

Snug 15'11" x 8'4" (4.85m x 2.54m)
UPVC double glazed window to front, double radiator.

Bathroom
Four piece suite comprising deep panelled bath, vanity wash hand basin vanity unit with storage under, mixer tap, ceramic and tiling to all walls and mirror, shower cubicle with glass screen and mixer tap and close coupled WC, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Garage/UtilityRoom
Remote-controlled metal roller door.

Bedroom 1 10'9" x 10'7" (3.27m x 3.22m)
UPVC double glazed window to front, radiator, open plan to:

En-suite

Dressing Area 7'7" x 6'7" (2.30m x 2.00m)
UPVC double glazed window to rear.

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Bedroom 2 10'9" x 9'0" (3.27m x 2.74m)
UPVC double glazed window to side, radiator:

Bedroom 3 7'7" x 11'4" (2.30m x 3.45m)
UPVC double glazed window to rear, radiator, door.

Bedroom 4 7'10" x 7'10" (2.39m x 2.38m)
UPVC double glazed window to front, radiator.

Bathroom
Three piece suite comprising wash hand basin, shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Outside Front
Garden area with mature planting driveway leading to garage.

Outside Rear
Enclosed private garden with lawn mature planting of shrubs and plants with raised patio seating area.

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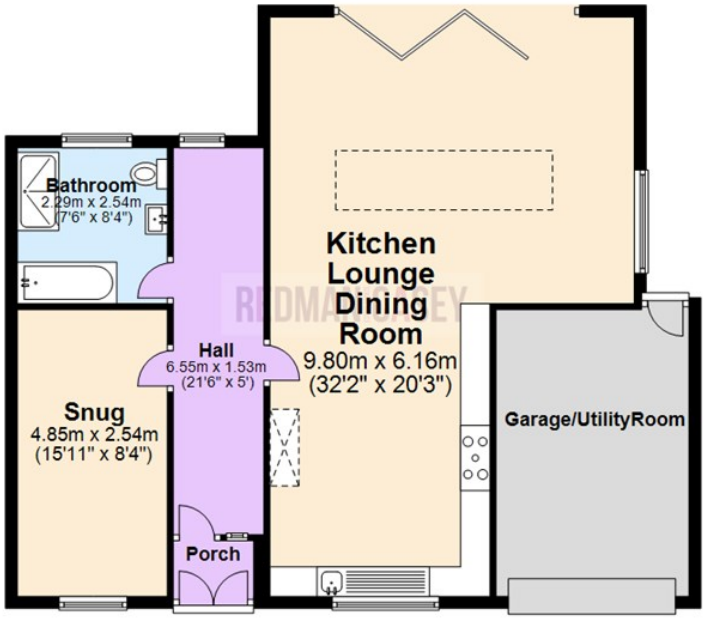
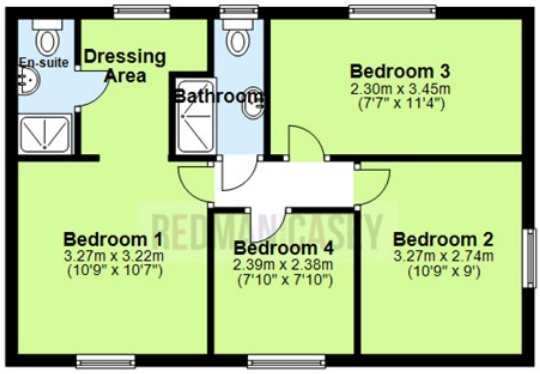
Ground Floor

Approx. 96.1 sq. metres (1034.6 sq. feet)



First Floor

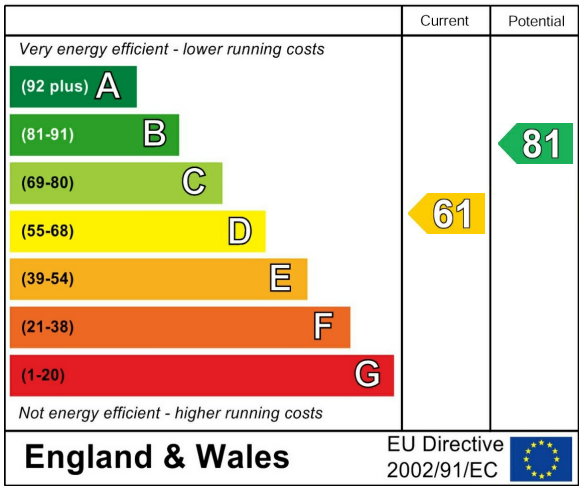
Approx. 47.1 sq. metres (507.2 sq. feet)



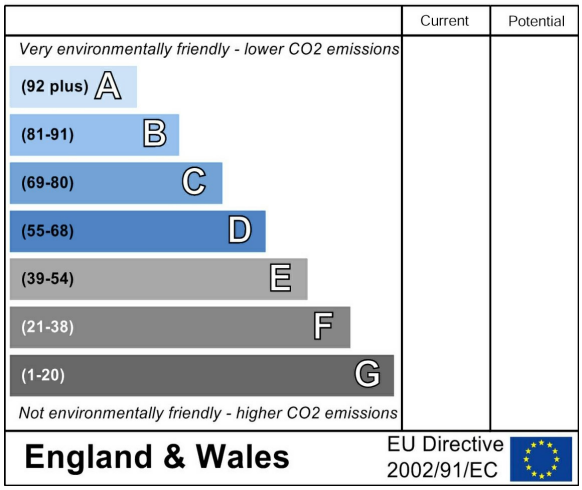
Total area: approx. 143.2 sq. metres (1541.8 sq. feet)

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



Environmental Impact (CO_2) Rating



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