

**12 Elmwood Close, Over Hulton, Bolton, BL5 1HF**



## **Offers In The Region Of £400,000**

Fully modernised, to a very high standard extended four bedroom semi detached property. Located in a very popular residential location, close to local shops, schools and transport links for easy commute. This property benefits from double glazing, gas central heating, large kitchen extension with bi-fold doors leading to large patio dining area and large enclosed garden to rear, off road parking. Viewing is highly recommended to appreciate all that this property has to offer.

- Four Bedroom
- Very High Standard
- Extended
- Vacant Possession
- EPC Rating D
- Fully Modernised
- Quiet Cul-De-Sac
- Large Kitchen Diner
- No Chain
- Council Tax Band D



Fully modernised extended four bedroom semi detached property. Newly modernised to a very high standard and situated in a very popular and desirable residential location at the head of a quiet Cul-De-Sac. This property comprises:- Entrance porch, hallway, lounge, bathroom, large kitchen dining lounge. To the first floor there are 4 bedrooms a bathroom and en-suite, to master. This extended for bedroom home benefits from double glazing, gas central heating, no chain, vacant possession, off road parking, garden fronted and large rear garden with large dining patio area. This home really needs to be viewed to see all it now has to offer after a complete refurbishment and total modernisation to a very high standard.

#### **Porch**

UPVC double glazed window to front, uPVC double glazed entrance door to front:

#### **Hallway**

UPVC double glazed window to rear, radiator,

#### **Lounge 15'5" x 8'1" (4.69m x 2.46m)**

UPVC double glazed window to front, double radiator.

#### **Bathroom**

Four piece suite comprising deep panelled bath with independent shower, mixer tap and glass screen, vanity wash hand basin with cupboard under, mixer tap and ceramic and tiling to all walls and close coupled WC, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

#### **Kitchen Area 17'8" x 11'1" (5.38m x 3.39m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and acrylic, built-in fridge/freezer and automatic washing machine, built-in eye level electric fan assisted oven, built-in five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to front, ceramic tiled flooring, open plan, door to:

#### **Lounge/Diner 17'4" x 20'0" (5.29m x 6.10m)**

UPVC double glazed window to front, double glazed Velux skylight, media wall, two column radiators, stairs, double glazed entrance tri-fold door to rear.

#### **Bedroom 1 21'7" x 10'3" (6.58m x 3.13m)**

UPVC double glazed window to front, uPVC double glazed to rear, radiator:





### **En-suite**

Three piece suite comprising vanity wash hand basin with cupboard under, mixer tap and mirror, shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

### **Bedroom 2 6'7" x 11'3" (2.00m x 3.42m)**

UPVC double glazed window to rear, radiator.

### **Bedroom 3 13'4" x 8'0" (4.07m x 2.43m)**

UPVC double glazed window to side, double radiator.

### **Bedroom 4 8'2" x 8'6" (2.49m x 2.59m)**

UPVC double glazed window to front, radiator.

### **Bathroom**

UPVC frosted double glazed window to rear, heated towel rail:

### **Landing**

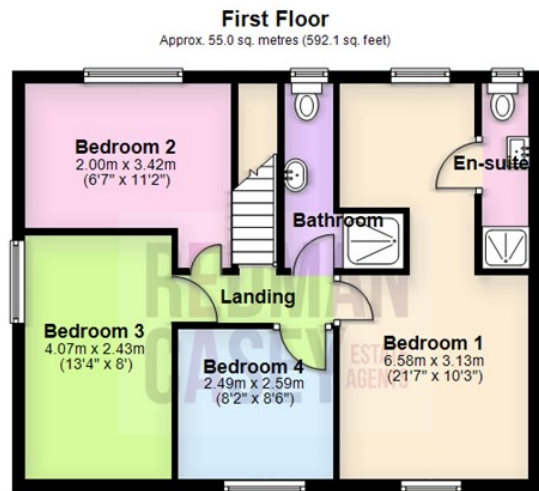
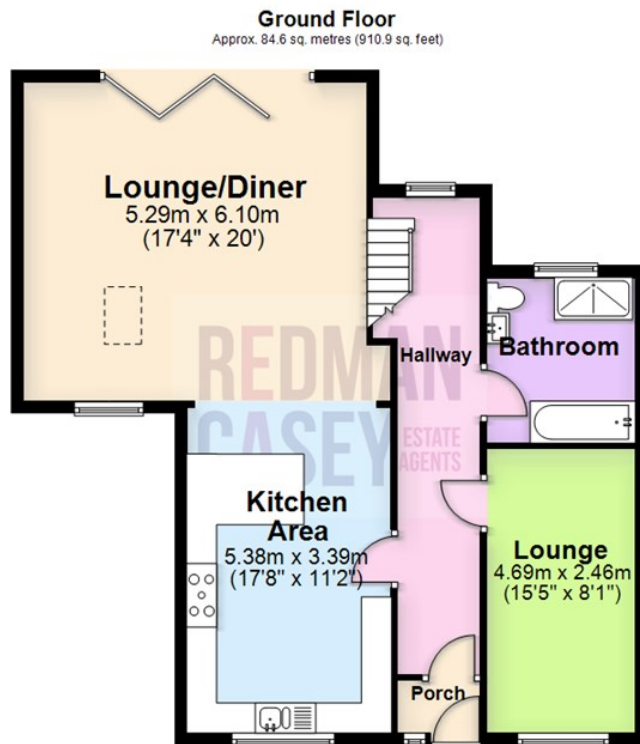
### **Outside Front**

Garden fronted with driveway, mature planting of trees and shrubbery.

### **Outside Rear**

Large enclosed rear garden with extensive patio dining area, garden area with mature planting.





Total area: approx. 139.6 sq. metres (1503.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

