REDMAN CASEY ESTATE AGENTS

## 13 Camellia Close, Heaton, Bolton, Greater Manchester, BL1 4NY

## Offers In The Region Of £310,000

***Stunning extended detached house, completely refurbished by the current owners this property offers fantastic accommodation with the luxury touch. Superb living space with feature open plan kitchen / family room. Large plot with excellent parking facilities this is a property not to be missed!!

- 4 Bedrooms
- Comprehensively Renovated
- En-suite Shower Room
- Large Parking Area
- 3 Receptions
- Stunning Fitted Kitchen
- Corner Plot Gardens
- Double Glazing

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***VIEWING STRICTLY BY APPOINTMENT** SATURDAY 11TH JULY 12- 2PM** FULL PPE GUIDANCE MUST BE ADHERED TOO ***Situated within easy access of Bolton school and surrounding amenities this stunning executive detached property offers fantastic accommodation which has been comprehensively refurbished and extended. Comprising:- Entrance hallway, ground floor wc, lounge, modern high specification kitchen leading into an open plan family room, play room / sitting room, utility room, four bedrooms, modern family bathroom and en-suite to the master bedroom. The property is situated in a cul-de-sac location and enjoys a generous corner plot with gardens extending to three elevations and ample driveway parking, for three / four cars. Viewing is essential to appreciate the presentation and size of living accommodation on offer.

**Porch**
Ceramic tiled flooring, door to:

**Cloakroom**
PVCu frosted double glazed window to side, recently refitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and extractor fan, half height ceramic tiling to all walls, ceramic tiled flooring.

**Entrance Hall**
Built-in under-stairs storage cupboard, radiator, ceramic tiled flooring, carpeted stairs to first floor landing, door to:

**Lounge 10'0" x 15'3" (3.06 x 4.65)**
PVCu double glazed leaded window to front, coving to ceiling.

**Fitted Kitchen 16'11" x 10'11" (5.16 x 3.33)**
Fitted with a matching range of modern base and eye level units with underlighting, drawers and contrasting granite worktop space over, island unit with cupboard drawers under, stainless steel sink unit with single drainer and Franke mixer tap with instant hot water, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, five ring gas hob with extractor hood over, built-in microwave, PVCu double glazed leaded window to side, radiator, ceramic tiled flooring, open plan to Family Room, door to:

**Utility Room 9'4" x 7'3" (2.84 x 2.21)**
Fitted with a matching range of base units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble drier, PVCu double glazed leaded window to front, double radiator, ceramic tiled flooring, PVCu double glazed side door.

**Family Room 16'4" x 12'2" (4.98 x 3.71)**
Two double glazed velux skylight, PVCu double glazed windows to rear, double radiator, ceramic tiled flooring, PVCu double glazed french doors to garden.

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**Sitting Room / Play Room 9'3" x 15'11" (2.82 x 4.85)**
PVCu double glazed leaded window to rear, PVCu double glazed leaded window to side, radiator.

**Landing**
PVCu frosted double glazed leaded window to side, built-in boiler cupboard, housing combination boiler serving heating system and domestic hot water and shelving, door.

**Bedroom 1 10'0" x 10'6" (3.05 x 3.2)**
PVCu double glazed leaded window to front, Fitted with a matching range of fitted wardrobes hanging and shelving, fitted matching dressing table, radiator.

**En-suite Shower Room**
Recently refitted with three piece modern white suite comprising tiled shower cubicle with power shower over, inset wash hand basin in vanity unit with cupboards under, low-level WC and extractor fan ceramic tiling to all walls, PVCu frosted double glazed leaded window to side, ceramic tiled flooring, under floor heating.

**Bedroom 2 10'4" x 7'9" (3.15 x 2.36)**
PVCu double glazed leaded window to rear, two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers.

**Bedroom 3 6'2" x 7'3" (1.89 x 2.22)**
PVCu double glazed leaded window to front, radiator, door to built-in over-stairs storage cupboard.

**Bedroom 4 6'2" x 8'10" (1.88 x 2.69)**
PVCu double glazed leaded window to rear, fitted double wardrobes with hanging rails and shelving, fitted matching bedside cabinet, radiator.

**Bathroom**
Recently refitted with three piece modern white suite comprising deep panelled bath with power shower over and with glass screen, inset wash hand basin in vanity unit with cupboards under and low-level WC, ceramic tiling to all walls with flat screen tv sunk into the tiles over the bath, heated towel rail, extractor fan, PVCu frosted double glazed leaded window to side, ceramic tiled flooring.

**Outside**
Front and side garden with lawned area and well stocked gravelled flower and shrub borders beds, paved paths, tarmac driveway to the front and side with car parking space for four cars, enclosed by timber fencing to front and sides. Enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and gravelled flower and shrub borders beds, security and courtesy lighting, paved paths, steps up to large timber decking area.

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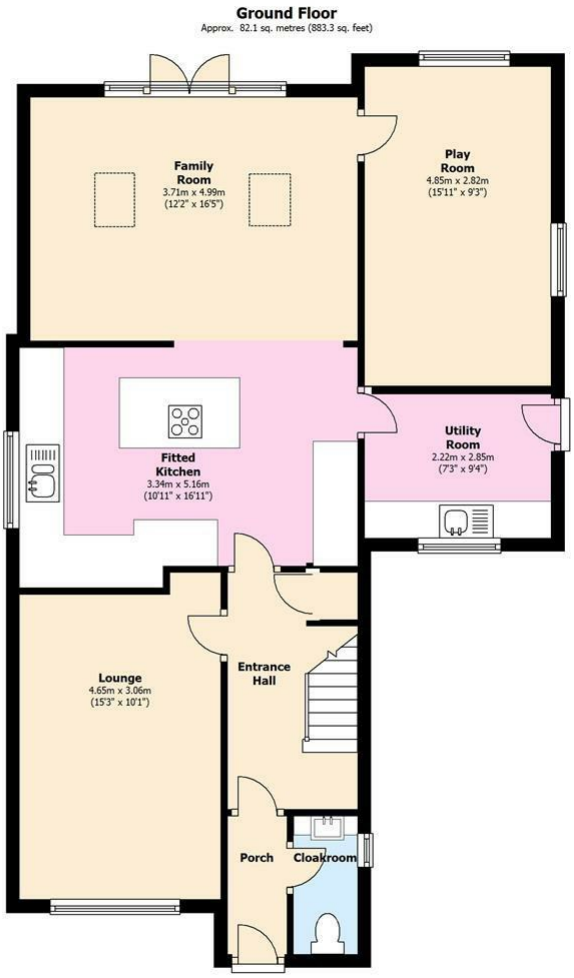
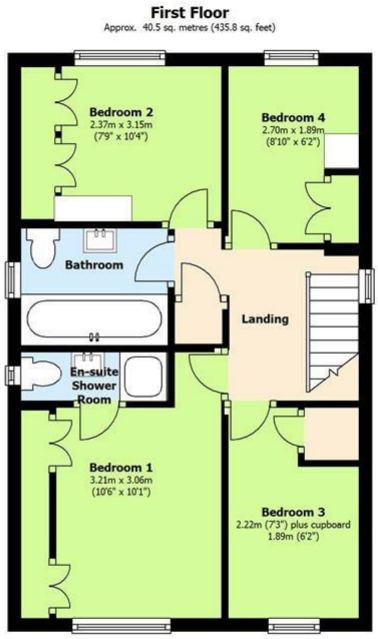
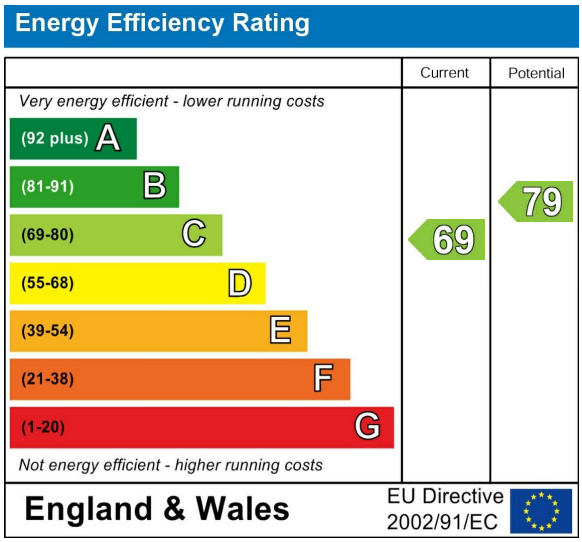
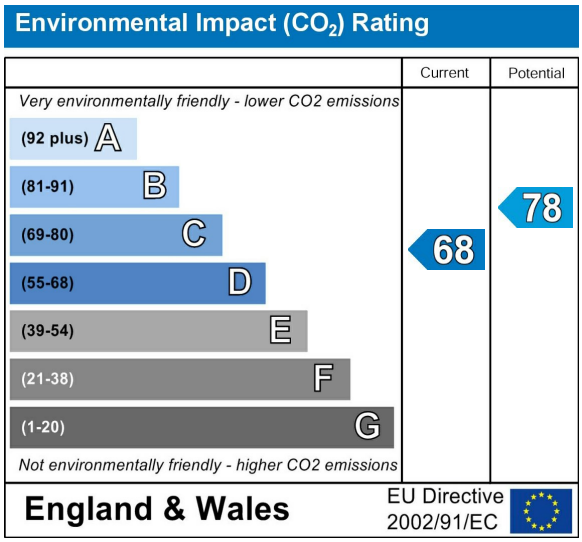



Total area: approx. 122.6 sq. metres (1319.1 sq. feet)

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