



INDEPENDENT ESTATE AGENTS

22 Armadale Road, Bolton, Lancashire, BL3 4QE

**£425,000**

**FOR SALE**

Comprehensively renovated and remodelled just under 10 years ago and enjoying a fantastic position within the development. Stunning presentation, master suite with dressing room, kitchen and large living area that opens to the rear garden with stunning views to the golf course.



- TRUE BUNGALOW IN A HIGH CALIBRE LOCATION OVERLOOKING THE GOLF COURSE
- LARGE HALLWAY PLUS MASTER BEDROOM SUITE
- IN AND OUT DRIVEWAY PLUS LANDSCAPED REAR GARDEN
- EXCELLENT STORAGE WITHIN BOARDED LOFT
- FULLY LOADED DINING KITCHEN

- COMPREHENSIVELY REMODELLED AND RENOVATED JUST UNDER 10 YEARS AGO
- STUNNING PRESENTATION THROUGHOUT
- NO CHAIN
- TWO INTERCONNECTING RECEPTION AREAS OVERLOOKING THE REAR GARDEN
- EXTREMELY WELL-PLANNED ACCOMMODATION

**Lancasters Independent Estate Agents**

104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ

01204 697919

hello@lancasters.property

# 22 ARMADALE ROAD, BOLTON, LANCASHIRE, BL3 4QE

A remarkable and high-quality true bungalow, which was fully remodelled and renovated just under 10 years ago.

Superb attention to detail was put into the layout and there is intelligent use of space and natural light.

A number of features which allow the home to stand out from the crowd are; the large hallway, the master bedroom suite with dressing room plus four-piece ensuite, and finally, two interconnecting reception rooms which are located to the rear and subsequently overlook the garden and golf course.

The rest of the accommodation includes a fully loaded kitchen, separate utility and two further double bedrooms served by the main shower room.

The property was extensively renovated and taken back to its shell, allowing us to offer an attractive balance of a more traditional build quality in terms of size and space, within an established address, but with the great benefits of modern, neutral and high-quality fittings and insulation throughout.

This bungalow is located within the ever-popular Ladybridge development and in a choice position with open views to the golf course at the rear.

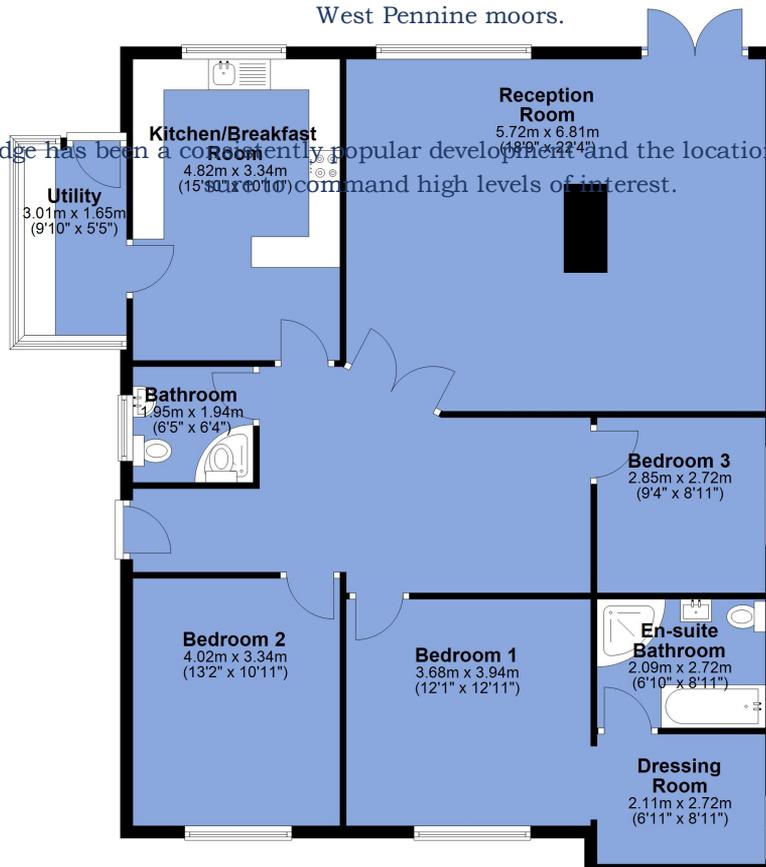
The property is Leasehold with 944 years remaining, Council Tax Band is D.

## THE AREA

The area offers a family friendly package, with both primary and secondary schools within the development and excellent access to both train and motorway connections. Junction 5 of the M61 is approximately 1.5 miles away and Lostock train station, which is on the main line to Manchester is just under 2 miles away.

Commercial centres can be found within Bolton town centre and also at the Middlebrook 'out of town' retail complex, close to the football stadium, which includes large supermarkets, retail outlets, cinema and restaurants etc. A consistently strong feature of the area is the surrounding hills and countryside and includes sections of the West Pennine moors.

All in all, Ladybridge has been a consistently popular development and the location of this particular home is



Total area: approx. 133.8 sq. metres (1440.0 sq. feet)

## ROOM DESCRIPTIONS

### Ground floor

#### Hallway

4' 5" x 7' 5" (1.35m x 2.26m) extending into 13'3 x 9'4 extending to 11'4  
Large loft access, fixed ladder.

#### Shower room

6' 4" x 6' 4" (1.93m x 1.93m) Gable window, WC, corner shower from mains, hand basin. Tiled floor, tiled splash back.

#### Reception 1

22' 3" x 18' 9" (6.78m x 5.71m) Split into 2 distinct areas by the chimney breast with fire. Large low level window looking towards the garden and golf course. French doors with the same aspect.

#### Master suite

12' 0" x 12' 10" (3.66m x 3.91m) Bedroom area, front double.

#### Dressing room

9' 0" x 6' 11" (2.74m x 2.11m)

#### En suite

8' 9" x 6' 11" (2.67m x 2.11m) 4 piece en suite. Gable side.

#### Bedroom 2

3.34m x 4.02m (10' 11" x 13' 2") Front double, fitted wardrobes

#### Bedroom 3

13' 1" x 8' 11" (3.99m x 2.72m) Gable bedroom. Gable window.

#### Breakfast kitchen

15' 9" x 10' 9" (4.80m x 3.28m) With views to the garden and golf course. Glass panelled side door. 70/30 split fridge freezer, tiled floor, dishwasher, hob, extractor and oven.

### Utility and side porch

5' 3" x 9' 10" (1.60m x 3.00m) With access to the rear, tiled floor, plumbing, space for appliances.

### Exterior

#### Gardens

In and out style drive. Bed for plants and shrubs. Rear garden, landscaped plus opening to the golf course.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>29</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	