



41 Cranberry Drive, Bolton, Lancashire, BL3 4TB

Positioned in a popular cul-de-sac, close to Beaumont Road and including flexible accommodation over three floors. Each bedroom has access to its own bathroom facility and the integral Garage may allow potential for conversion.

- CUL-DE-SAC LOCATION
- DISTANT VIEW TOWARDS THE HILLS
- AROUND 1.5 MILES TO TRAIN LINK
- DRIVEWAY, PLUS GARAGE
- HIGH STANDARD PRESENTATION
- NOT OVERLOOKED BY RESIDENTIAL PROPERTY FROM THE REAR
- UNDER 1 MILE TO MOTORWAY LINK
- LOW MAINTENANCE REAR GARDEN
- SOFFITS, FACIAS, DOORS, AND WINDOWS REPLACED AROUND 2016
- ENSUITE REPLACED AROUND TWO YEARS AGO



£240,000

41 CRANBERRY DRIVE, BOLTON, LANCASHIRE, BL3 4TB

The Home:

A three double bedroom townhouse with accommodation spread over three floors, providing great flexibility. It is worthy of note that each bedroom has access to its own bathroom facility and the integral garage may offer scope for conversion.

Our clients have invested in key areas and have replaced the soffits facias windows and doors whilst the ensuite to the master bedroom was fitted approximately two years ago.

The home is not overlooked by residential property from the rear, and also enjoys distant views towards the hills. Such well presented modern homes, often generates good rates of sale and sales within this postcode have remained strong in recent years.

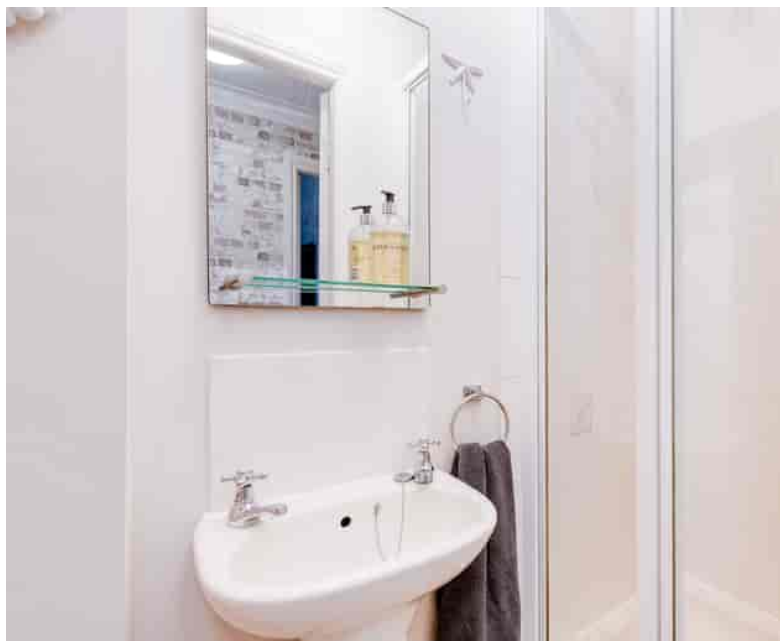
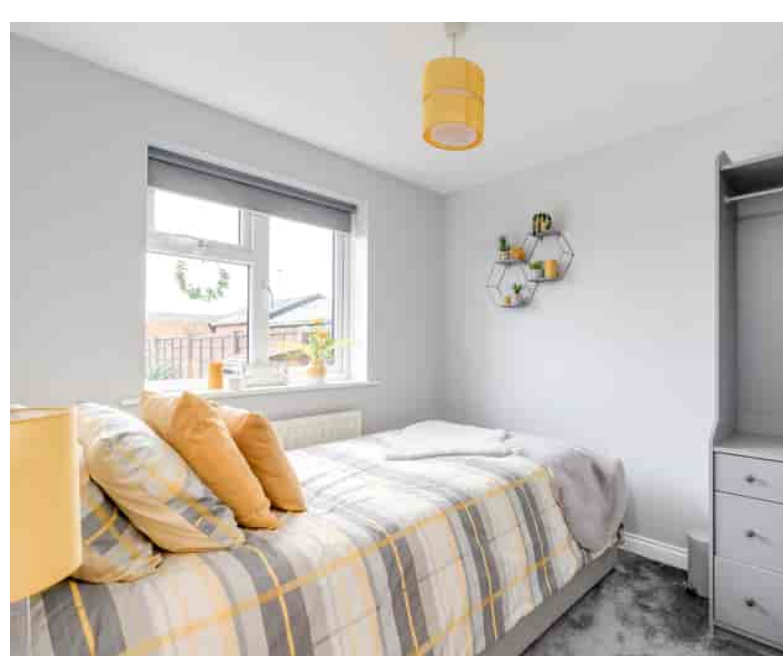
The sellers inform us that the property is Leasehold for a term of 999 years from construction subject to the payment of a yearly Ground Rent of £126.

Council Tax Band D - £2,141.10

THE AREA

The Area:

Cranberry Drive is part of a well-regarded modern development constructed during 2001 and is ideally located for access towards junction 5, M61 which is under 1 mile away whilst Lostock train station is also just around 1.5 miles away. This station is on the mainline to Manchester and also connects to Manchester airport. The popular out of town Middlebrook retail development is one motorway junction away and includes a vast array of shops and services and the area also includes access towards primary and secondary schools.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

5' 11" x 19' 6" (1.80m x 5.94m) Understairs storage. Access to an integral garage. Stairs to first floor.

Integral Garage

7' 10" x 16' 0" (2.39m x 4.88m) Up and over door to the front which has been insulated on the inside for better use of the space. Plastered ceiling. Power and light.

Ground Floor Shower Room

2' 7" x 9' 2" (0.79m x 2.79m) WC. Hand basin. Shower. Tiled splashback. Tiled floor.

Ground Floor Bedroom

7' 11" x 9' 1" (2.41m x 2.77m) Rear window to the garden and playing fields beyond.

Utility Room

5' 10" x 5' 11" (1.78m x 1.80m) Rear door. Gas central heating boiler. Space for appliances and storage.

Outside

Rear Garden

Finished in a low maintenance style. Indian Stone. External water. External power. Lighting. Path leads across the rear of neighbouring gardens for bin access.

First Floor

Landing

12' 11" x 6' 1" (3.94m x 1.85m) Natural light. Stairs to second floor.

Rear Reception Room

7' 8" x 4' 5" (2.34m x 1.35m) Zone 1 - Used as a dining area

14' 1" x 12' 5" (4.29m x 3.78m) Zone 2 - Used as a living area

Overlooking the garden and the playing fields beyond and also towards a good stretch of the moors.

Kitchen

8' 7" x 7' 9" (2.62m x 2.36m) Positioned to the front. Green area to the front aspect. Wall and base units. Integral oven, hob. Plumbing for a dishwasher. Fridge.

Second Floor

Landing

8' 8" x 2' 9" (2.64m x 0.84m) Loft access; loft is part boarded for storage.

Bedroom 1

8' 3" x 13' 9" (max to the rear of the fitted robes) (2.51m x 4.19m) Rear double with window overlooking the garden and the playing fields beyond and also towards a good stretch of the moors.

En-Suite

5' 7" x 5' 3" (1.70m x 1.60m) Rear window. Hand basin in vanity unit. WC. Shower with shower from mains, drencher and hand held unit. Tiled floor. Tiled splashback.

Bedroom 2

14' 3" narrowing to 10' 7" (4.34m x 3.23m) and further to 8' 4" (max) x 11' 8" (max to the rear of the fitted wardrobes) (2.54m x 3.56m) See floor plan for shape. Front double. Two front facing windows with good far reaching views over the

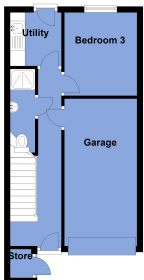




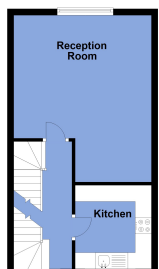
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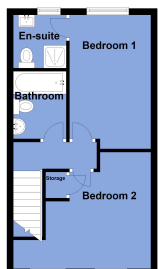
Ground Floor



First Floor



Second Floor



Total area: approx. 101.5 sq. metres (1062.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE (SEE PROSPECTUS FOR DETAILS)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	86

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