



INDEPENDENT ESTATE AGENTS

3 Lamphey Close, Bolton, Lancashire, BL1 5AU
£735,000
FOR SALE

Positioned in a very high-quality address within a cul-de-sac just off Victoria Road, Heaton. Five double bedrooms, four living rooms and stunning contemporary kitchen.



- FIVE DOUBLE BEDROOMS
- IMPRESSIVE ENTRANCE HALLWAY
- LARGE DRIVEWAY WITH DOUBLE GARAGE
- MOTORWAY UNDER 1 MILE AWAY
- FREEHOLD

- FOUR LIVING ROOMS
- HIGH CALIBRE ADDRESS JUST OFF VICTORIA ROAD
- BOLTON SCHOOL AROUND 1.5 MILES
- CONTEMPORARY KITCHEN IN A GREY GLOSS
- POSITIONED WITHIN A CUL-DE-SAC

3 LAMPHEY CLOSE, BOLTON, LANCASHIRE, BL1 5AU

The Home:

Positioned in a cul-de-sac, just off one of the towns leading residential roads and offering generous accommodation throughout.

The former show house demonstrates some particularly outstanding features such as the impressive entrance hallway, the huge primary reception room along with the great flexibility provided by three further living areas. The owner installed a high-quality contemporary kitchen, finished in grey gloss, approximately 3 years ago which includes many integral appliances.

To the first floor, there are five double bedrooms, all of which have been fully fitted and externally the gardens have been designed in a low maintenance manner. There is excellent provision for off-road parking and the quality tiled steps were installed just last year.

Some other upgrades include the front door which was installed 3 years ago whilst the soffits and facias were renewed around 2 years ago. Externally the garden benefits from a separate summer house/home office.

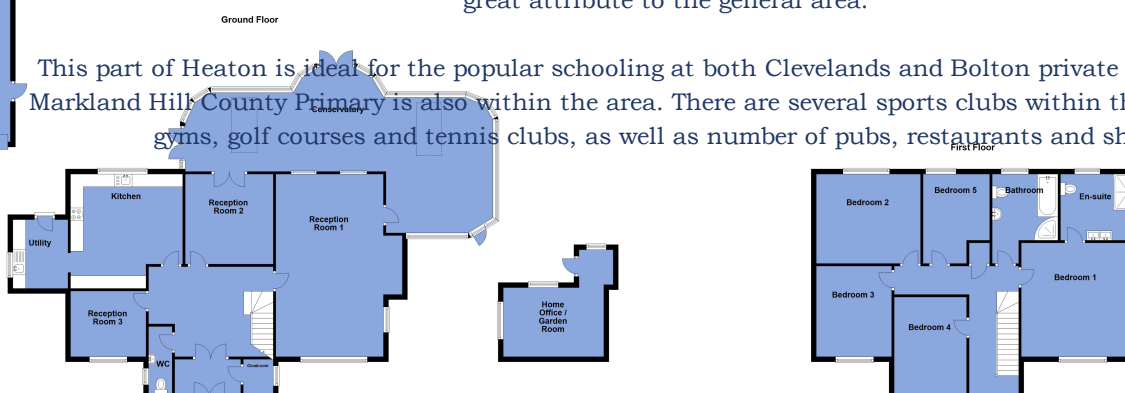
Quality homes in this location tend to generate good rates of sale and so we would recommend an early viewing.

THE AREA

Lamphey Close is a cul-de-sac fronting onto Victoria Road which is regarded as one of the most high value roads in town. For those seeking good commuting links, then Junction 5 of the M61 is around 2 miles away whilst Lostock train station which links to Manchester is just under one mile away.

There is also good access to a nearby nature reserve around Doffcocker Lodge and the stretch of the West Pennine Moors close to Winter Hill which are ideal for those who enjoy spending time outdoors, running, dog walking, cycling etc. The Woodland Trust has recently purchased a large section of The Smithills Estate which is also a great attribute to the general area.

This part of Heaton is ideal for the popular schooling at both Clevelands and Bolton private schools whilst Markland Hill County Primary is also within the area. There are several sports clubs within the area such as gyms, golf courses and tennis clubs, as well as number of pubs, restaurants and shops.



Total area: approx. 290.4 sq. metres (3126.1 sq. feet)
THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT TO SCALE. DIMENSIONS GIVEN IN APPROXIMATE GUIDE
Plan prepared using PLANIT

ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

8' 6" x 5' 5" (2.59m x 1.65m) Double composite glass paneled doors opening into porch with further glass paneled doors into the hallway.

Cloakroom

3' 4" x 4' 6" (1.02m x 1.37m) Side window. Radiator.

Entrance Hallway

11' 6" x 16' 1" (3.51m x 4.90m) Stairs to the first floor with glass balustrade.

Ground Floor WC

2' 10" x 8' 8" (0.86m x 2.64m) Gable window. WC with concealed cistern and fitted storage. Hand basin. Tiled splashback.

Reception Room 1

13' 11" x 23' 8" (4.24m x 7.21m) Window to front. Two side windows. Two rear windows. Stunning gas fire with marbled stylefireplace, hearth and surround.

Reception Room 2

11' 7" x 11' 3" (3.53m x 3.43m) Double doors into the conservatory.

Conservatory

9' 2" x 21' 5" (2.79m x 6.53m) and 12' 8" x 16' 10" (3.86m x 5.13m) refreshed roof type.

Reception Room 3

9' 7" x 7' 11" (2.92m x 2.41m) Window to the front.

Dining Kitchen

14' 5" x 13' 1" (4.39m x 3.99m) Rear window to the garden. Distinct dining area. Wall and base units in a grey gloss. Five ring split level gas hob by NEFF plus extractor. Integral dishwasher. Large separate fridge and freezer. Warming drawer. Grill. Oven. Combination microwave oven. Archway into the separate utility.

Utility

7' 1" x 7' 1" (2.16m x 2.16m) Glass paneled rear door. Side window.

First Floor

Landing

16' 9" x 6' 4" (5.11m x 1.93m)

Inner Hallway

3' 6" x 9' 8" (1.07m x 2.95m)

Bedroom 1

14' 1" x 14' 8" (4.29m x 4.47m) Front facing double with window to front. Fitted furniture.

En-Suite Shower Room

8' 6" x 9' 1" (2.59m x 2.77m) Window to rear. Twin hand basin with storage. Large shower enclosure. Shower from mains. WC with concealed cistern. Fully tiled to the walls.

Main Bathroom

8' 7" x 8' 6" (not including the door recess) (2.62m x 2.59m) Large corner shower. Bath. WC and hand basin within matching unit with concealed cistern. Fully tiled to the walls.

Bedroom 2

11' 7" x 13' 2" (3.53m x 4.01m) Rear double with window to rear garden. Fitted furniture.

Bedroom 3

9' 10" x 11' 9" (3.00m x 3.58m) Front double. Fitted









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	74	
(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	