



INDEPENDENT ESTATE AGENTS

2 Queensbury Close, Bolton, Lancashire, BL1 7BD

£335,000

FOR SALE

A well cared for detached home, presented to an excellent standard and available with no chain. Cul-de-sac position. Popular location close to Belmont Road.



- TWO INDIVIDUAL RECEPTION ROOMS
- PLEASANT, WELL-TENDED GARDEN
- NO CHAIN
- JUST OFF BELMONT ROAD
- CUL DE SAC

- MASTER BEDROOM WITH ENSUITE AND FITTED FURNITURE
- VERY WELL MAINTAINED THROUGHOUT
- POPULAR DEVELOPMENT
- GOOD NUMBER OF AMENITIES ALONG BLACKBURN ROAD
- MODERN DINING KITCHEN

2 QUEENSBURY CLOSE, BOLTON, LANCASHIRE, BL1 7BD

The Home:

A detached home, benefiting from a versatile layout, available with no chain and having been the subject of excellent ongoing maintenance.

A nicely proportioned hallway leads to the modernised dining kitchen and there are two individual reception rooms. To the first floor, there are three bedrooms, the master of which is fitted with furniture and includes an ensuite shower room.

Homes in and around this development often generate a speedy rate of sale, so an early viewing is strongly advised.

The sellers inform us that the property is Freehold.

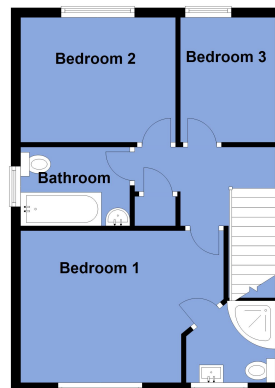
Council Tax Band D - £2141.10

THE AREA

The Area:

Queensbury Close is located within Belmont Park, close to Blackburn Road in Sharples. There is therefore excellent access to the surrounding countryside towards Belmont village and between Sharples and Smithills including open fields and woodland.

It is also worth noting there is a good variety of shops and services in the nearby areas of Astley Bridge and Egerton. The location includes some children's nurseries and both primary and secondary schools and should therefore be described as a 'well-rounded' family friendly area.



Total area: approx. 106.0 sq. metres (1141.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SOFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

17' 9" x 3' 0" (5.41m x 0.91m) Side window. Vaulted ceiling within the initial entrance area. Stairs to the first floor. Access to the dining kitchen and garage conversion.

WC

2' 5" x 5' 6" (0.74m x 1.68m) WC and corner hand basin.

Reception Room 1

10' 11" x 16' 8" (max into the bay) (3.33m x 5.08m) Feature fireplace. Double doors into reception room 2.

Reception Room 2

9' 11" x 11' 0" (3.02m x 3.35m) French doors and side screens open to enclosed rear garden. Access to the dining kitchen.

Dining Kitchen

14' 7" x 11' 4" (4.45m x 3.45m) Accessed via the hallway or reception room 2. Range of modern wall and base units in a traditional style in sage. Integral fridge and freezer, oven, split level gas hob plus extractor, dishwasher. Space for washing machine. Distinct dining area with two rear windows to the garden plus a glass paneled side door.

Garage

7' 7" x 17' 2" (2.31m x 5.23m) Window to the front. Cupboards conceal gas central heating boiler and electric consumer unit.

First Floor

Landing

With loft access. Water tank and store.

Bedroom 1

13' 10" (max) x 10' 4" (max) (4.22m x 3.15m) Front double.

En-Suite Shower Room

5' 10" (max) x 5' 5" (max) (1.78m x 1.65m) Modern style. Window. Hand basin with vanity unit. WC and corner shower.

Bedroom 2

8' 6" x 10' 5" (2.59m x 3.17m) Double bedroom with window to rear overlooking the garden.

Bedroom 3

8' 8" x 6' 5" (2.64m x 1.96m) Single bedroom with window to rear overlooking the garden.

Family Bathroom

7' 5" x 5' 5" (2.26m x 1.65m) Gable window. WC. Hand basin. Bath.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	