



INDEPENDENT ESTATE AGENTS

19 Laxford Grove, Bolton, Lancashire, BL3 4PW

£340,000

FOR SALE

A large extended design of detached true bungalow, positioned within a generous plot at the head of a cul-de-sac and adjacent to some open green space. Scope for further extension if desired. No chain.



- NO CHAIN
- EXTENDED LIVING ACCOMMODATION
- DOUBLE DRIVEWAY AND SINGLE GARAGE
- HEAD OF CUL-DE-SAC WITHIN VERY POPULAR DEVELOPMENT
- AROUND 1.5 MILES TO TRAIN LINK
- THREE BEDROOMS
- INDIVIDUAL DINING AREA
- LARGE PLOT WITH POSSIBILITY TO EXTEND
- GOLF COURSE NEARBY
- AROUND 2 MILES TO MOTORWAY LINK

19 LAXFORD GROVE, BOLTON, LANCASHIRE, BL3 4PW

The Home:

Purchased from plan during the 1970's and located within a generous plot towards the head of a cul-de-sac.

This popular design has been extended during its lengthy ownership and does offer potential for further extension and conversion subject to the usual consents.

In summary, the accommodation includes entrance hallway, extended living accommodation with separate dining kitchen with an inner hallway, leading to the three bedrooms and main bathroom and benefits from double glazing throughout.

As you will see from the land plan, the plot size is excellent and allows potential for further extension, yet the ability to retain a nicely proportioned garden. We feel the position of the home is also very strong in terms of the location within the development and the adjacent open green area which provides a greater sense of space that may otherwise be expected for a property within a modern development.

The property is Leasehold with a peppercorn rent and a lease length of 999 years. The Council Tax Band is D - £2,038.89

THE AREA

The Area:

Located just off Armadale Road, which is just off Beaumont Road close to Wigan Road and therefore junction 5, M61 is approx. 1 mile away, whilst Lostock train station, which is on the mainline to Manchester, is just around 1.5 miles away. Many people, therefore, look to live within this area who may be requiring the good transport links towards Manchester city centre. The closest significant commercial centre can be found at the Middlebrook retail development which is an out-of-town style complex and includes a host of commercial opportunities with the likes of cinema, bowling alley, gym and restaurants etc. Primary and secondary schools serve the postcode and so we feel that the area offers a rather good 'family-friendly package'.

Ground Floor



Total area: approx. 113.5 sq. metres (1221.5 sq. feet)

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

ROOM DESCRIPTIONS

Entrance Hallway

6' 5" x 6' 0" (1.96m x 1.83m) Glass paneled composite type door plus side screen. Window to the side . Potterton Gas Central Heating combi boiler. Access into open plan living area.

Open Plan Living And Dining Area

Front area measures 9' 4" x 11' 6" (2.84m x 3.51m). This area includes the fireplace with a wood burning stove. Rear area measures 13' 9" x 14' 9" (4.19m x 4.50m) extending into 15' 9" (4.80m). Rear extension measuring 14' 11" x 6' 4" (4.55m x 1.93m) with sliding double glazed patio doors to the rear, overlooking the patio and garden.

Dining Kitchen

8' 5" x 15' 4" (measured to the front of the storage) (2.57m x 4.67m) . Glass paneled side door. Wall and base units in a pine.

Inner Hallway

3' 5" x 7' 2" (1.04m x 2.18m)

Bedroom 1

11' 10" x 10' 7" (3.61m x 3.23m) Window to the front over the front garden. Fitted furniture.

Bedroom 2

10' 11" x 9' 2" (3.33m x 2.79m) Rear double with window to the garden. Fitted furniture.

Bedroom 3

9' 0" x 8' 11" (2.74m x 2.72m) Front double. Fitted storage.

Bathroom

8' 2" x 6' 2" (2.49m x 1.88m) Rear window. Bath. WC. Hand basin. Fully tiled to the walls.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	