



INDEPENDENT ESTATE AGENTS



## 19 Birkenhills Drive, Ladybridge, Bolton, BL3 4TX

A very well presented home positioned in generous gardens and including potential to extend. Integral garage provides scope for conversion. Comprehensively modernised throughout during 2020.

- CUL DE SAC WITHIN VERY POPULAR DEVELOPMENT
- COMPREHENSIVELY MODERNISED DURING 2020
- WELL PROPORTIONED LANDSCAPE REAR GARDEN
- GREAT ACCESS TO BOTH PRIMARY AND SECONDARY SCHOOLS
- AROUND 1.5 MILES TO TRAIN STATION
- SEMI-DETACHED HOME WITH SCOPE TO EXTEND
- INTEGRAL GARAGE PROVIDES EXCELLENT STORAGE AND POTENTIAL FOR CONVERSION
- FRONT GARDEN AND DRIVEWAY
- UNDER 2 MILES TO MOTORWAY LINK
- THIS DEVELOPMENT EXPERIENCES A SPEEDY RATE OF SALE

£310,000



# 19 BIRKENHILLS DRIVE, LADYBRIDGE, BOLTON, BL3 4TX

Having undergone an extensive program of modernisation during 2020 this home is available to the market in excellent order and presented in a neutral style.

There is scope to extend should this be desired, and the integral garage not only provides an excellent storage space but potential to convert into additional accommodation.

The generous rear garden has been thoughtfully landscaped and includes raised decking area, patio and garden which has produced an excellent entertaining zone and the loft has been partially boarded to provide additional storage space.

Such properties within this very popular development often generate speedy sale and an early viewing is strongly advised.

The sellers inform us that the property is Leasehold for a term of 999 years from 1st April 19071 subject to the payment of a yearly Ground Rent of £20.

Council Tax Band C - £2,008.42

## THE AREA

Ladybridge is a consistently popular development which hosts a great variety of dwellings. Regarded as a family friendly environment there is access to both primary and secondary schools within the development itself whilst the postcode is generally well placed for accessing Deane Golf Club and the variety of shops which serve the town.

Located just off Armadale Road, therefore providing excellent access to both Beaumont Road and Wigan Road. The excellent transport links include junction 5, M61 which is around 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'.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hallway

4' 8" x 5' 1" (1.42m x 1.55m) Stairs to the first floor. Door with sidescreen leading into reception room 1. The hallway does run parallel to the garage so it should be viable to make this integral.

#### Reception Room 1

14' 0" x 13' 4" (4.27m x 4.06m) Window to the front. Gas fire with feature fireplace. Understairs storage. Open access to the dining area.

#### Dining Area

8' 5" x 10' 1" (2.57m x 3.07m) French doors lead to the garden. Access into the kitchen.

#### Kitchen

8' 1" x 9' 2" (2.46m x 2.79m) With an excellent modern finish. Rear window to the garden. Integral gas hob, extractor, oven.

#### Utility

8' 2" x 6' 6" (2.44, x 1.97m) and has space for appliances, a rear window and glass panelled side door.

### First Floor

#### Landing

Fitted loft access (hatch, fitted ladder, extensively boarded so plenty of storage). Fitted storage.

#### Bedroom 1

13' 1" x 9' 11" (measured to the rear panel of the wardrobe) (3.99m x 3.02m) Front double.

#### Bedroom 2

9' 6" x 10' 3" (2.90m x 3.12m) Rear double. Fitted furniture. Rear window to the garden.

#### Bedroom 3

6' 11" x 9' 0" (2.11m x 2.74m) Window to the front. Overstairs storage.

#### Bathroom

6' 4" x 5' 4" (1.93m x 1.63m) Re-fitted as a modern shower room. Rear window. Hand basin in vanity unit. WC. Shower enclosure with shower from mains plus drencher unit. Feature tiling. The floor is tanked so it has a wet room finish and also fitted douche.

### Exterior

#### Garage

16' 7" x 8' 8" (5.05m x 2.64m) With an electric roller door to the front. Excellent head height at 8' 5" (2.57m). Natural light through a side window. Gas central heating boiler. Painted to the walls and ceiling. Power and light.

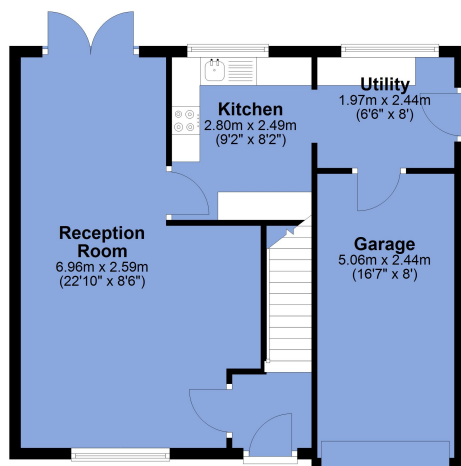




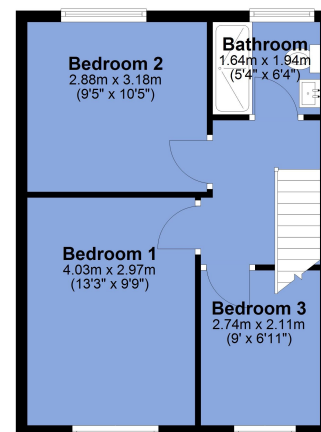
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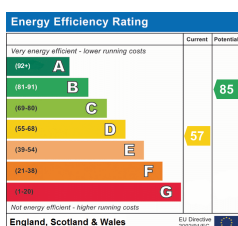
**Ground Floor**



**First Floor**



Total area: approx. 90.5 sq. metres (974.6 sq. feet)



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