



## Ilkley Close, Bolton, Lancashire, BL2

OIEO £140,000

Fabulous opportunity to purchase this semi-detached extended bungalow located in the Tonge Fold area of Bolton. Boasting a corner plot and cul-de-sac position. In addition it also has a good size rear garden. The property is part renovated and is perfect for a buyer looking to put their own stamp on a property.

In brief, the accommodation comprises entrance hallway, lounge, kitchen, three bedrooms and a family bathroom.

The property is warmed by gas central heating and has double glazing in place.

Externally there is a shared drive to the front of the property and a large garden to the rear.

Well placed for easy access to local amenities and just a short drive to the motorway network.

the purple  
property shop

Tel: 01204 598979

## Accommodation

### Entrance Hallway

Carpeted. Storage cupboard.

### Lounge

Spacious and well presented. Laminate flooring. Window to the front elevation.

### Kitchen

Fitted with a range of wall and base units incorporating a stainless steel sink with mixer tap. Space to accommodate a Range style cooker and in addition there is an integrated electric oven. Plumbing in place for a washing machine. Window to the rear elevation and access out to the garden.

### Bedroom 1

Double bedroom. Carpeted. Sliding patio door to the garden.

### Bedroom 2

Double bedroom. Fitted wardrobes. Window to the rear elevation.

### Bedroom 3

Window to the side elevation.

### Family Bathroom

Three piece bathroom suite comprising a WC, pedestal wash hand basin and walk-in corner shower with wall mounted mixer shower and seat. Tiles walls. Frosted window to the side elevation.

## Exterior

### Driveway

Shared driveway providing off road parking for two cars. Detached garage with up and over door.

### Rear Garden

To the rear of the property is a good size garden with a large paved patio area, leading out to lawn garden with an array of trees and bushes.



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