

## Temple Road, Bolton, Lancashire, BL1

OIEO £240,000

Fabulous opportunity to purchase this beautiful three storey town house that has much to offer. Immaculately presented and great family accommodation. The property boasts a large kitchen diner with sitting area to the rear, three bedrooms and a beautiful rear garden.

Located just off Moss Bank Way, allowing for easy access to Bolton town centre with direct rail links to Manchester and beyond, and also easy to the motorway network.

Attractive facade with the addition of wrought iron railings to the front steps you through this impressive property. Accommodation to the ground floor comprises entrance hall with guest WC and a large kitchen diner with sitting area. To the first floor there is a lounge, double bedroom and family bathroom. The second floor comprises the master bedroom with ensuite shower room and a further double bedroom.

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

Externally there is a small patio area to the front of the property and to the rear a stunning enclosed garden. The property is located close to woodlands which provides the perfect setting for woodland walks.



Tel: 01204 598979

## GROUND FLOOR

### Entrance Hall

Carpeted. Stairs accessing the upper floors.

### Guest WC

Fitted WC and pedestal wash hand basin. Tiled flooring. Frosted window to the front elevation.

### Open Plan Kitchen Diner with Sitting Area

3.8m x 8m (12' 6" x 26' 3") A spacious and light room, fitted with a range of wall and base units incorporating a stainless steel sink with mixer tap. Integrated appliances include a fridge freezer and dishwasher, along with space to accommodate a Range style cooker with a stainless steel extractor unit above. Plumbing in place for a washing machine. The kitchen easy accommodates a dining area with space for a kitchen table and chairs. The room extends into a sitting area with rear double door opening out to the garden.

## FIRST FLOOR

### Lounge

3.8m x 4.2m (12' 6" x 13' 9") Carpeted. Two windows to the rear elevation.

### Bedroom 3

2.8m x 2.7m (9' 2" x 8' 10") Double bedroom. Carpeted. Built-in wardrobe. Juliet balcony to the front elevation.

### Family Bathroom

1.7m x 2.4m (5' 7" x 7' 10") Three piece bathroom suite comprising a WC, pedestal wash hand basin and panelled bath. Tiled flooring and walls.

## Second Floor

### Master Bedroom

3.8m x 4.2m (12' 6" x 13' 9") Double bedroom. Built-in wardrobes. Carpeted. Window to the rear elevation.

### Ensuite Shower Room

Three piece suite comprising a WC, pedestal wash hand basin and walk-in corner shower. Heated towel rail. Tiled flooring.

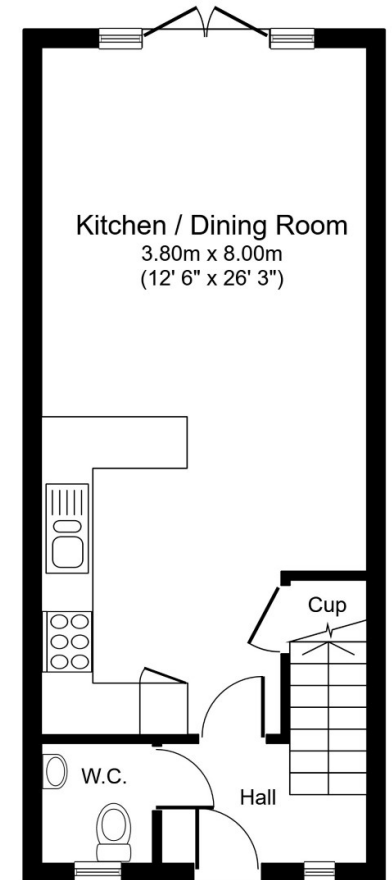
### Bedroom 2

3.8m x 3.3m (12' 6" x 10' 10") Double bedroom. Range of built-in wardrobes. Carpeted. Window to the front elevation.

## Exterior

### Gardens

To the front of the property there is a small patio area. To the rear of the property is a stunning enclosed garden with timber fencing surround. A decked patio area leads out to a low maintenance garden packed with an array of mature shrubs and plants, that leads round the side of the property. In place is a shed and greenhouse. This is a perfect garden to entertain in or maybe just to enjoy a quiet morning coffee.



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 to 100	A		90
81 to 91	B		
69 to 80	C		79
55 to 68	D		
39 to 54	E		
21 to 38	F		
1 to 20	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	