

## **DRAFT**

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

### **7 Pitcombe Close, Bolton, BL1 7PQ**

#### **Welcome to 7 Pitcombe Close...**

An impressive fully renovated semi-detached family home, occupying a large corner plot with larger than average sized gardens and a generous sized driveway for several vehicles. Tucked away on a quiet residential estate, nestled between Belmont and Sharples. Ideal for families looking for their next home, this property is within easy access of great local schools, shops and amenities, as well as beautiful countryside for weekend walks! Briefly comprising of lounge, newly fitted modern kitchen, conservatory with insulated roof, two bedrooms, a beautiful 3-piece family bathroom and an attic room with 2 velux windows that could be used for a number of purposes.

Viewing is highly recommended to appreciate the position of this home! There is no upward chain to this one either.

#### **A Closer Look...**

After parking on the double width tarmac driveway with parking for several vehicles, enter into the entrance hallway, you'll notice the fabulous grey tiled floor underfoot. Continue through to the spacious lounge, featuring a bay window overlooking the front lawn and a feature electric fire. The newly fitted kitchen is stunning, featuring white high gloss wall and base units and includes built in electric oven, gas hob, extractor fan, there is a dishwasher and washing machine plus the fridge freezer. metro tiled splashbacks are complimented by Oak worktops, there is ample space for your dining table, which would sit nicely on the stylish porcelain tiled floor, the room is illuminated by spotlights. The spacious conservatory sits to the rear of the property and boasts an insulated roof with spotlights, two contemporary style radiators, and French doors lead out to your garden patio.

#### **Off to Bed...**

Upstairs, you will find two generous sized bedrooms and a fabulous newly fitted 3 piece family shower

room. The master bedroom is a double at the front of the home, benefiting from fitted wardrobes. Bedroom two is also a double. The family shower room is fully tiled in stylish grey tones and comprises a tiled/glazed shower enclosure, vanity wash basin, WC with enclosed flusher, along with an additional wall mounted storage cupboard, mirror with lighting and a contemporary style chrome towel rail. The converted attic room is a fantastic space with a velux window to allow natural lights, it has several power points and spotlights, this room could be used for a number of purposes.

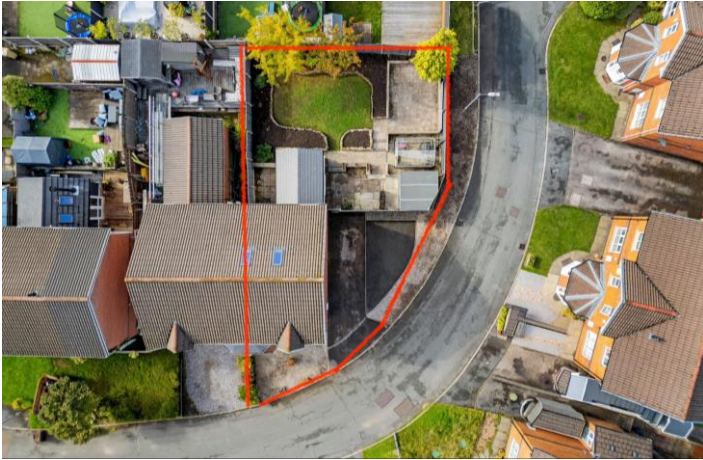
### **Step Outside...**

To the rear of the home is a wonderful sized garden, including several flagged patio areas, a lawned garden plus flower beds. so there is plenty of space for outdoor furniture and your BBQ, while the lawn provides safe space for the kids to play. A timber shed is ideal for DIY enthusiasts or outdoor storage and there is a green house. As mentioned earlier there is a tarmac spacious driveway, providing off road parking for several vehicles.

### **The Location....**

This property is tucked away, with all of the local amenities you could possibly require within easy reach, whilst being on the fringe of the West Pennine moors and open countryside. The choice of schools in the area are some of the best in Greater Manchester, and recreational facilities within walking distance. If you require good transport links then you are just a short drive to the A666, there is a bus stop to Bolton Town Centre and the train takes you directly into Manchester from both Bromley Cross and Bolton train stations.

**£285,000**



- Fully Modernised Semi-Detached Home
- Occupying a Large Corner Plot with a Large Double width Driveway
- Lounge
- Stunning Kitchen-Diner
- Conservatory with an Insulated Room
- Two Good Sized Bedrooms/Attic Room
- Large Gardens
- Internal Inspection Highly Advised

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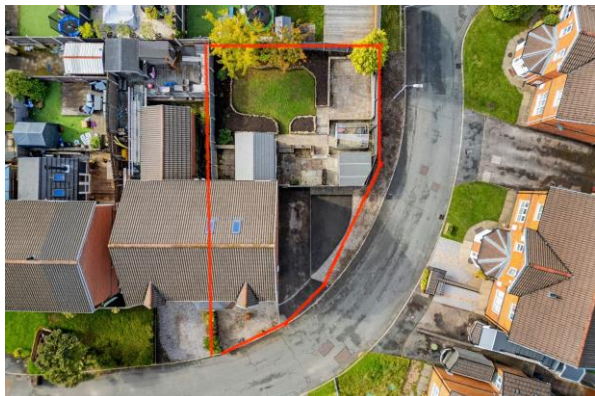
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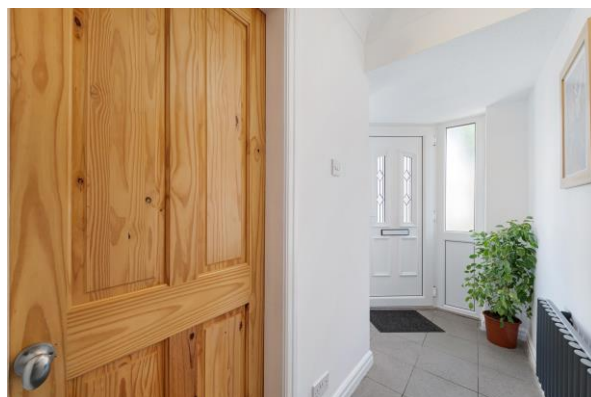
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**£285,000**

**Approx. Boundary**



**Entrance Hallway**



**Lounge**



## Newly Fitted Kitchen-Diner



## Additional Pictures





### Spacious Conservatory with an Insulated Roof



## First Floor



## Bedroom 1



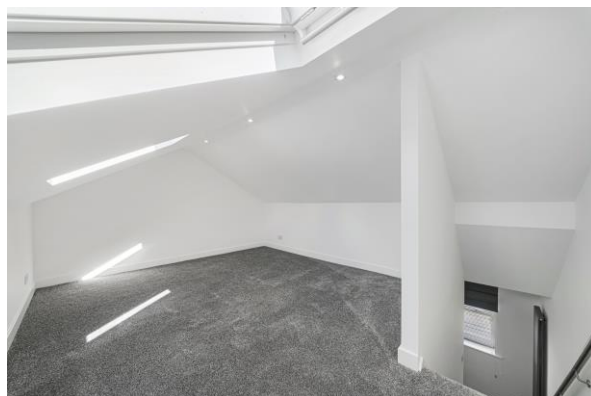
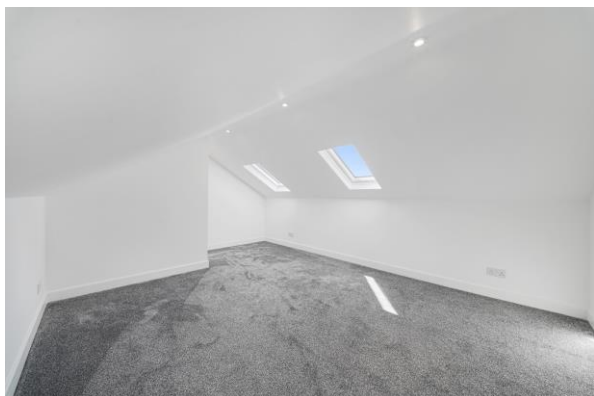
## Bedroom 2



## Modern 3 Piece Shower Room



## Attic Room



## Outside

### Large Garden



### Additional Pictures



### Spacious Driveway



### Agents Notes

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