



Midford Drive

Bolton, BL1 7LY

Offers over £380,000

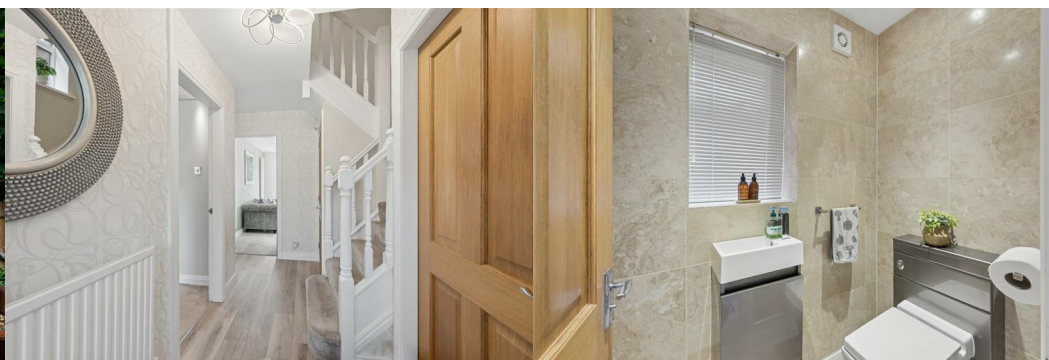


An exceptional opportunity to acquire this immaculately presented four bedroom detached family home, occupying an attractive plot on the popular development in Sharples.

The property has clearly been maintained and improved with considerable care and is finished to an impressive specification throughout. Stylish contemporary interiors are complemented by generous and versatile living accommodation extending to approximately 1,591 sq ft (147.8 sq m), including the attached double garage.

One of the particular strengths of the property is the amount of living space available on the ground floor. There are two separate reception rooms, including an impressive lounge with a contemporary media wall and feature lighting, together with a well presented sitting room. A superb fully integrated breakfast kitchen forms the heart of the home and leads through into the conservatory, creating an excellent arrangement for everyday family life and entertaining.

The first floor provides four bedrooms, with the principal bedroom benefiting from an extensive range of fitted furniture and its own en-suite shower room. The remaining bedrooms are also very well presented,



Living Quarters

The ground floor offers an excellent range of beautifully presented and versatile family living accommodation. An entrance porch opens into a welcoming hallway, with staircase rising to the first floor and access to a useful two-piece cloakroom/WC. There are two separate reception rooms, including an impressive lounge featuring a contemporary media wall, extensive low-level storage, feature wall finishes and striking recessed ceiling lighting, with glazed doors opening directly onto the rear garden. The second sitting room is equally well presented and benefits from attractive feature ceiling lighting, providing a flexible additional living space which could also work particularly well as a snug or home office.

At the heart of the home is the superb breakfast kitchen, comprehensively fitted with an extensive range of sleek high-gloss units, contrasting trim, generous work surfaces, integrated Neff double oven, induction hob, extractor above, wine/drinks cooler, fridge, freezer, washing machine, drier and a breakfast bar providing informal seating. Contemporary splashbacks, recessed lighting and attractive flooring complete the modern finish. The kitchen leads through into the generous conservatory, currently arranged as a dining area, with extensive glazing providing plenty of natural light and pleasant views across the rear garden. Doors open directly onto the patio, making this an excellent space for both everyday family life and entertaining.

Sleeping & Bathing

The first floor continues the exceptionally well-presented feel of the ground floor, with a central landing providing access to four good-sized bedrooms and the family shower room. The principal bedroom is an attractive double room incorporating an extensive range of contemporary fitted wardrobes, cupboards, drawers and dressing furniture, together with its own stylish three-piece en-suite shower room.

There are three further well-appointed bedrooms, all offering useful and adaptable accommodation, with fitted furniture providing excellent storage within a number of the rooms. The fourth bedroom is particularly well suited to use as a child's bedroom or dedicated home office, with fitted wardrobes, cupboards and desk space. Completing the first-floor accommodation is the beautifully finished family shower room, fitted with a contemporary three-piece suite including a generous shower enclosure with rainfall-style shower, wash hand basin and WC, complemented by modern tiling and chrome fittings.

Gardens & More

The property occupies a particularly good plot within this popular residential development. To the front, a generous driveway provides ample off-road parking for several vehicles and gives access to the substantial attached double garage, measuring approximately 16'10" x 16'6" (5.13m x 5.03m), providing excellent parking, storage and practical family space.

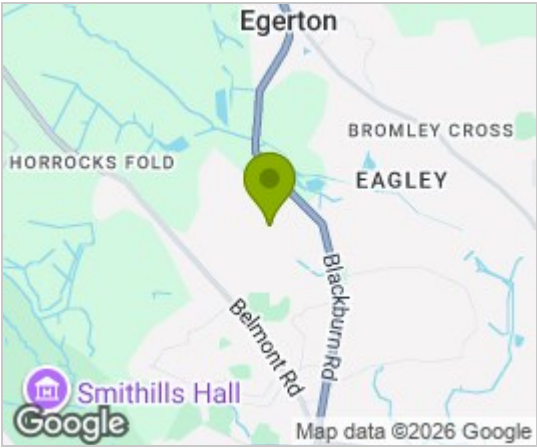
To the rear is a beautifully maintained and thoughtfully landscaped tiered garden, designed to provide a variety of attractive and usable outdoor areas. Immediately adjoining the house is a substantial flagged patio offering excellent space for outdoor dining, entertaining and relaxation, further enhanced by an electrically operated retractable sun canopy.

Steps lead down to the middle tier, which is predominantly laid to a well-maintained lawn and bordered by established planting. The garden then continues to a lower tier incorporating attractive flower beds, mature shrubs and trees together with decorative stone and slate-shingled areas. Established boundary planting adds greenery and screening, while the different levels give the garden considerable character and provide a particularly appealing outdoor setting for the property.

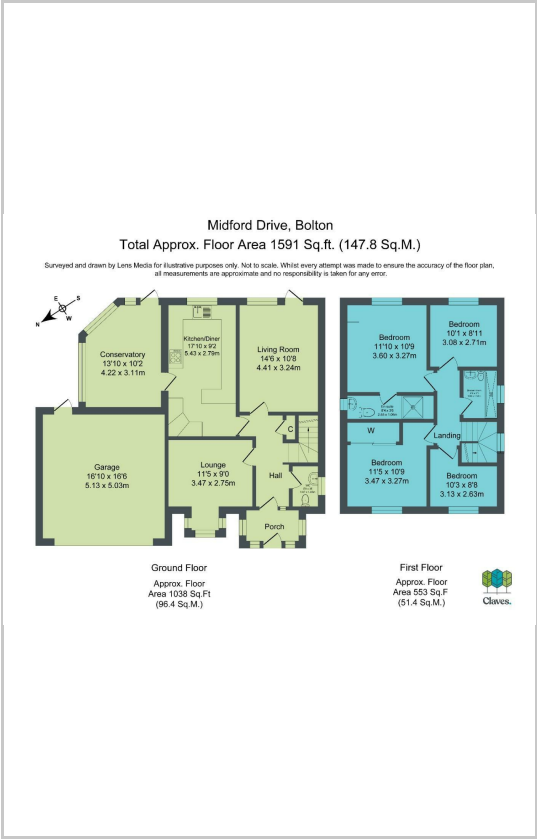
Specifics

- Leasehold - Ground Rent - £60 per Annum
- Council Tax Band - E
- Water Meter
- Security Alarm
- Fibre Optic Broadband
- Electric Car Charger

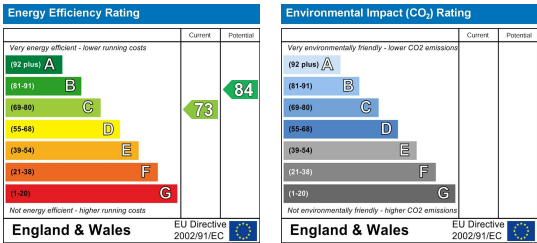
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Claves.

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