



**MISTORIA**  
ESTATE AGENTS



## 18 Cotton Meadows Bolton

£230,000

Leasehold

FIRST TIME BUYERS  
GET ON THE PROPERTY LADDER  
BOOK YOUR VIEWING TODAY

Mistoria Estate Agents are delighted to offer to the market this Stylish 3 Bedroom Semi-detached property. Perfect for anyone looking for a ready to move into property, which briefly comprises; Entrance hall, lounge, downstairs WC, kitchen/dining room with patio doors leading to spacious conservatory, which leads you onto the garden area. To the first floor there are 3 good size bedrooms, an en-suite to the master and family bathroom. The property is complimented with HIVE Heating making managing your energy a breeze. There is a loft with a ladder as access, which is fully boarded with power and lighting.



- INVESTMENT POTENTIAL • Recently Landscaped Gardens with astro-turf and great sitting entertaining area.

**Full Description**

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Externally there is a driveway providing private off road parking for two cars and rear garden that has recently undergone landscaping offering a fabulous space ready for the summer months.

The property is located excellently for access to local shops and schools and in addition there are local bus and rail routes, along with Bolton town centre and the motorway network being just a short drive away.

Lounge - 13'9 x 11'10 - Internal door provides access into the lounge and hallway, great entertaining space, uPVC window to front elevation.

Kitchen/Dining Room - 15'5 x 9'2 - Professionally fitted kitchen, fitted floor & wall cabinets with ample worktop space, inset sink, Space for fridge freezer, inter grated dishwasher, inter grated washing machine, under cabinet lighting, spotlights to the ceiling. Laminate flooring, UPVC double glazed patio door

leads to conservatory, radiator.

Conservatory - 9.96ft x 9.49ft - uPVC double glazed windows overlooking the garden, access to garden through uPVC double glazed door, Laminate flooring.

Master Bedroom - 9'2 x 5'6 – UPVC double glazed window, radiator, to the front elevation, fully fitted wardrobes.

En-Suite Shower Room - 5'11 x 5'11 - Shower cubicle, electric shower, white w/c & wash basin, lovely tiling to walls & floor, spotlights to ceiling, UPVC double glazed window.

Bedroom Two - 10'10 x 8'6 - UPVC double glazed window, radiator, the rear elevation, fully fitted wardrobes.

Bedroom Three - 10'10 x 6'7 - UPVC double glazed window, radiator, fully fitted wardrobes.

Main Bathroom - 6'7 x 4'11 - Modern white suite, bath, w/c & wash basin, lovely ceramic tiling to walls & floor, modern power rainfall shower, UPVC double glazed window.

\*\*\*\*\*NO ONWARD CHAIN\*\*\*\*\*

Must be seen to be appreciated! Contact one of our friendly sales staffs on 01204 800766,

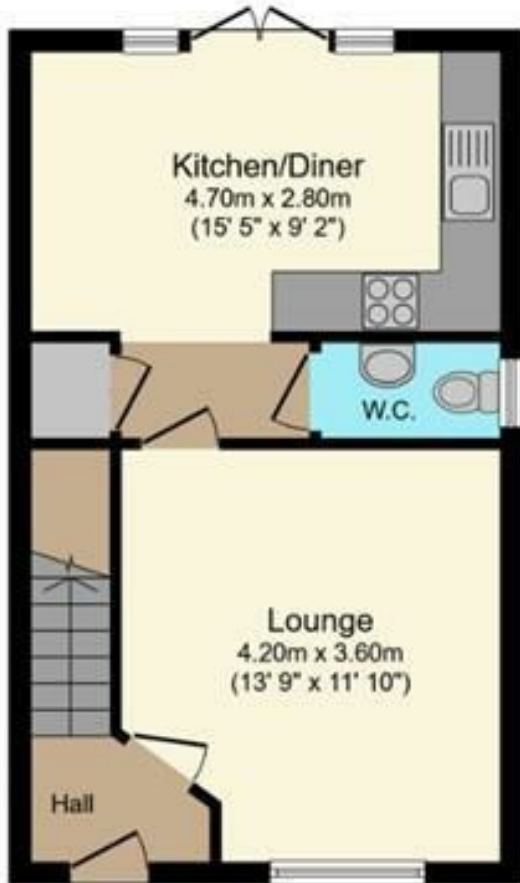
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- Gas Central Heating • Local Amenities • Sought After Development • Perfect For First Time Buyers • No onward chain sale

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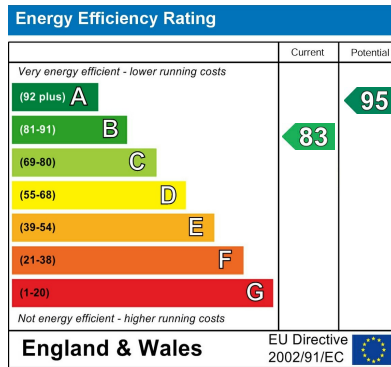


**Ground Floor**



**First Floor**

Total floor area 76.1 sq.m. (820 sq.ft.) approx



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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