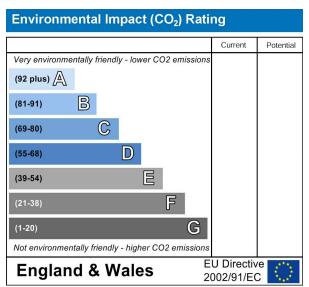




Total area: approx. 335.9 sq. metres (3615.2 sq. feet)
The information policide in this brothus has been adoptived by the landor, howeverther, do not express that him of content total translated is assumed that they are a final detail of inhalital senglish in the property. The floor plans provided are a solicide for solicide and so not imply any warranty or plantifies unless selectifiedly mentioned.

Plan produced using Plantup.

		Current	Potential
Very energy efficient - lower running c	osts		
(92 plus) A			(00
(81-91) B			89
(69-80) C		67	
(55-68)			
(39-54)			
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running c	osts		







Sanderson Mitchell House Moorside Road, Crowthorn, Bolton, Lancashire, BL7

£3,500 Per Month















Porch

Two uPVC double glazed windows to side loak flooring, oak entrance doors, door to:

Entrance Hall

Twobuilt-in under-stairs storage cupboard, Cast iron double radiator, coving to ceiling with recessed lowvoltage spotlight, stairs, door to:

Lounge

14'10" x 22'1" (4.51m x 6.74m)

UPVC double glazed window to side, two uPVC double glazed windows to front, fireplace with flagged hearth, cast- iron solid fuel burner stove with glass door in chimney, threeCast iron double radiator, coving to ceiling with recessed low-voltage spotlights.

Study

10'1" x 11'7" (3.08m x 3.54m)

UPVC double glazed window to front, radiator, oak flooring, ceiling with recessed low-voltage spotlights.

Cloakroom

Fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback, low-level WC and heated towel rail extractor fan, tiled flooring.

Dining Room

9'9" x 22'1" (2.96m x 6.74m)

UPVC double glazed window to side, double radiator, oak flooring, coving to ceiling, bi-fold door, door to:

connected, window to side, two windows to rear, voltage spotlights, door to: double radiator, oak flooring, double glazed french doors to garden, door to:

Kitchen/Dining Room

25'5" x 22'3" (7.74m x 6.78m)

units, matching island unit with granite worktop inset one and half bowl sink unit, induction wok hob, breakfast bar, integrated fridge/freezer and dishwasher, built-in double aga, uPVC double glazed window to front, slate tiled flooring, under floor heating, ceiling with recessed low-voltage spotlights, bi-fold door to Living Room, door to:

12'10" x 4'11" (3.91m x 1.50m)

Base units, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, uPVC double glazed window to side, double radiator, slate tiled flooring, ceiling with recessed low-voltage spotlights, door to:

12'10" x 13'0" (3.91m x 3.96m)

Double radiator, oak flooring with recessed lowvoltage spotlights, double door.

with open views over fields, uPVC double glazed radiator, ceramic tiled flooring. window to side, double radiator, vaulted ceiling with exposed beams, door to:

Bedroom 1

14'11" x 22'1" (4.55m x 6.74m)

UPVC double glazed window to side, two uPVC double glazed windows to front, feature fireplace Half brick construction with uPVC double glazed with tiled cast iron inset, flagged hearth, double windows, double glazed roof, power and light radiator, radiator, coving to ceiling with recessed low-

Fitted with five piece modern white suite comprising deep panelled bath with shower attachment over and mixer tap, twin stone wash hand basins with mixer

tans tiled splashback. Tiled double shower enclosure, full height tiling to one wall, heated towel Fitted with a matching modern base and eye level rail, uPVC double glazed window to rear, tiled flooring, ceiling with recessed low-voltage spotlights.

12'7" x 12'3" (3.83m x 3.73m)

UPVC double glazed window to rear with views of open fields, uPVC double glazed window to side, radiator, door to:

Fitted with three piece white suite comprising wash hand basin on granite plinth with mixer tap and tiled splashback, tiled double shower enclosure and lowlevel WC, extractor fan, uPVC double glazed window to rear, heated towel rail, ceramic tiled flooring.

Family Bathroom

Fitted with four piece modern white suite comprising deep panelled bath with shower attachment over and mixer tap, pedestal wash hand basin inset wash hand basin in vanity unit with cupboards under, drawers, mixer tap and tiled splashback and tiled double shower enclosure, full height ceramic tiling to Feature uPVC double glazed arched window to rear one wall, heated towel rail, extractor fan, double

Bedroom 4

9'7" x 13'8" (2.92m x 4.17m)

Two uPVC double glazed windows to rear, double

10'6" x 14'8" (3.20m x 4.46m)

Two uPVC double glazed windows to front, double radiator, door to:

Jack and Jill En-suite

Fitted with three piece suite comprising wall mounted wash hand basin with mixer tap and tiled splashback, tiled double shower enclosure and













low-level WC, heated towel rail, extractor fan, side with car parking space for six cars, electrically ceramic tiled flooring, ceiling with recessed lowvoltage spotlights, door to:

Bedroom 5

14'11" x 9'8" (4.55m x 2.95m)

UPVC double glazed window to side, uPVC double glazed window to front, double radiator, door to:

Bedroom 6

10'5" x 14'0" (3.17m x 4.27m)

UPVC double glazed window to side, double radiator.

Front garden, paved pathway leading to front entrance door with lawned area and mature shrub borders with floral bed, enclosed by stone wall, timber fencing and mature hedge to front and sides, extensive block paved driveway to the front and

operated gated access.

Private rear garden, enclosed by stone wall, timber fencing and hedge to rear and sides, large paved sun patio, gravelled pathway with lawned area further large paved patio

Outside

Front garden, paved pathway leading to front entrance door with lawned area and mature shrub borders with floral bed, enclosed by stone wall, timber fencing and mature hedge to front and sides, extensive block paved driveway to the front and side with car parking space for six cars, electrically operated gated access.

Private rear garden, enclosed by stone wall, timber fencing and hedge to rear and sides, large paved sun patio, gravelled pathway with lawned area further large paved patio.