



Total area: approx. 335.9 sq. metres (3615.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however, they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floorplans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using Planity.



Sanderson Mitchell House Moorside Road, Crowthorn, Bolton, Lancashire, BL7 0IV

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

£3,500 Per Month





Porch

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

Entrance Hall

Two built-in under-stairs storage cupboard, Cast iron double radiator, coving to ceiling with recessed low-voltage 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, three Cast 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:

Conservatory

Half brick construction with uPVC double glazed windows, double glazed roof, power and light connected, window to side, two windows to rear, 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)

Fitted with a matching modern base and eye level 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 oven, 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:

Utility

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:

Living Room

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

Double radiator, oak flooring with recessed low-voltage spotlights, double door.

Landing

Feature uPVC double glazed arched window to rear with open views over fields, uPVC double glazed 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 with tiled cast iron inset, flagged hearth, double radiator, radiator, coving to ceiling with recessed low-voltage spotlights, door to:

En-suite

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

taps, tiled splashback. Tiled double shower enclosure, full height tiling to one wall, heated towel rail, uPVC double glazed window to rear, tiled flooring, ceiling with recessed low-voltage spotlights.

Bedroom 3

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:

En-suite

Fitted with three piece white suite comprising wash hand basin on granite plinth with mixer tap and tiled splashback, tiled double shower enclosure and low-level 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 one wall, heated towel rail, extractor fan, double radiator, ceramic tiled flooring.

Bedroom 4

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

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

Bedroom 2

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, ceramic tiled flooring, ceiling with recessed low-voltage 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.

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.

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.