





49 Stapleton Avenue, Bolton

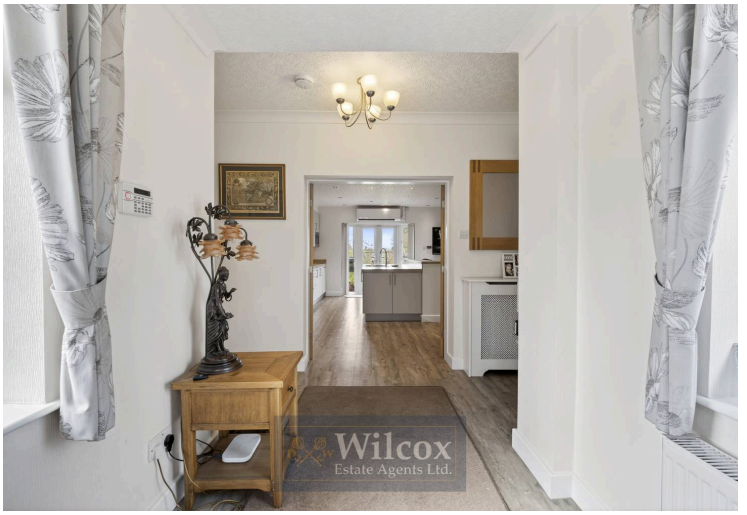
£599,950 Leasehold

Four double bedroom detached property • Two reception rooms • Four bathrooms • Two bedrooms with en-suites • Utility Room • All bedrooms with fitted wardrobes • Prominent position "on the doorstep" of open countryside & Doffcocker Lodge • Electric gated property • Further potential to extend STPP • Very desirable location

Wilcox Estate Agents Ltd.







This impressive four double bedroom detached residence presents an exceptional opportunity to acquire a spacious and versatile family home in one of the area's most desirable locations, occupying a prominent position on the doorstep of open countryside and the picturesque Doffcocker Lodge. The property is approached via electric gates, offering both privacy and security, and is thoughtfully designed to cater to modern family living. Upon entering, you are welcomed into a generous hallway that leads to two well-proportioned reception rooms, providing ample space for both formal entertaining and relaxed family gatherings.

The stylish and practical kitchen is complemented by a separate utility room, ensuring household tasks remain discreetly tucked away. Each of the four bedrooms is a comfortable double, benefitting from fitted wardrobes that provide plentiful storage and help to maintain the clean, uncluttered lines of the interior. Two of the bedrooms enjoy the added luxury of contemporary en-suite shower rooms, whilst the remaining bedrooms are served by two additional, well-appointed bathrooms, ensuring convenience and comfort for all members of the household and guests alike.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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