





17 Halton Street, Bolton

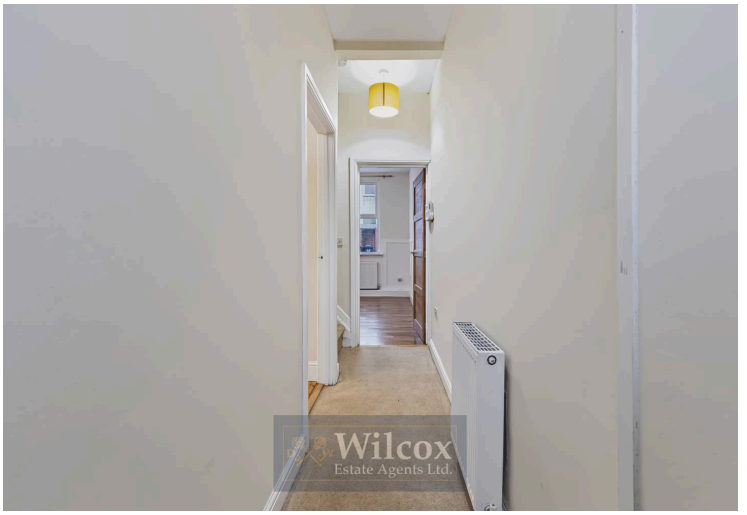
£140,000 Leasehold

Three bedroom mid terrace property • Two reception rooms • Turn key condition property • Modern kitchen with four ring induction hob • Fully paved Indian Sandstone rear garden • Close to great schools both primary and secondary • Walking distance to Tesco Express and other local amenities • 10 minutes walk to Bolton Train station • Five minutes from A666 • Excellent first time buyer property or investment opportunity

Wilcox Estate Agents Ltd.







Presenting this beautifully maintained three bedroom mid-terrace property, ideally suited for first time buyers and investors alike. Set in a sought-after location, the home is within walking distance of excellent primary and secondary schools, making it a perfect choice for families. The property is offered in turn key condition, having been tastefully modernised throughout. The ground floor boasts two spacious reception rooms, providing flexible living and dining spaces. The modern kitchen is equipped with a four ring induction hob, ample storage, and sleek work surfaces, making it ideal for both everyday meals and entertaining.

Solid oak doors throughout the downstairs add a touch of luxury and durability, complementing the neutral decor. Upstairs, three well-proportioned bedrooms offer comfortable accommodation for the whole family. The bathroom is finished to a high standard, with contemporary fittings. With Tesco Express and other local amenities just a short stroll away, daily conveniences are always at hand. Commuters will appreciate the property's proximity to Bolton train station (just ten minutes on foot) and the A666, providing easy access to Manchester and surrounding areas.

GROUND FLOOR

1ST FLOOR



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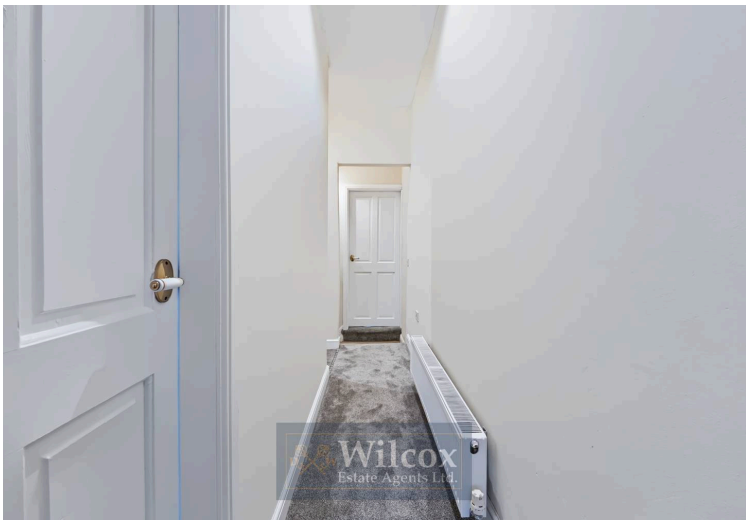
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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The outside space has been thoughtfully designed for low maintenance and year-round enjoyment. The fully paved Indian sandstone rear garden offers an attractive and practical area for outdoor dining, relaxation, or entertaining guests. A sturdy outbuilding provides additional storage or potential for a workshop. The garden is enclosed by a fence panel surround, ensuring privacy and security, while a timber rear gate allows convenient access. This private outdoor retreat is perfect for those seeking a manageable garden space without compromising on style. With its combination of modern living, excellent location, and attractive outdoor area, this property offers a fantastic opportunity to secure a quality home in a popular area. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.