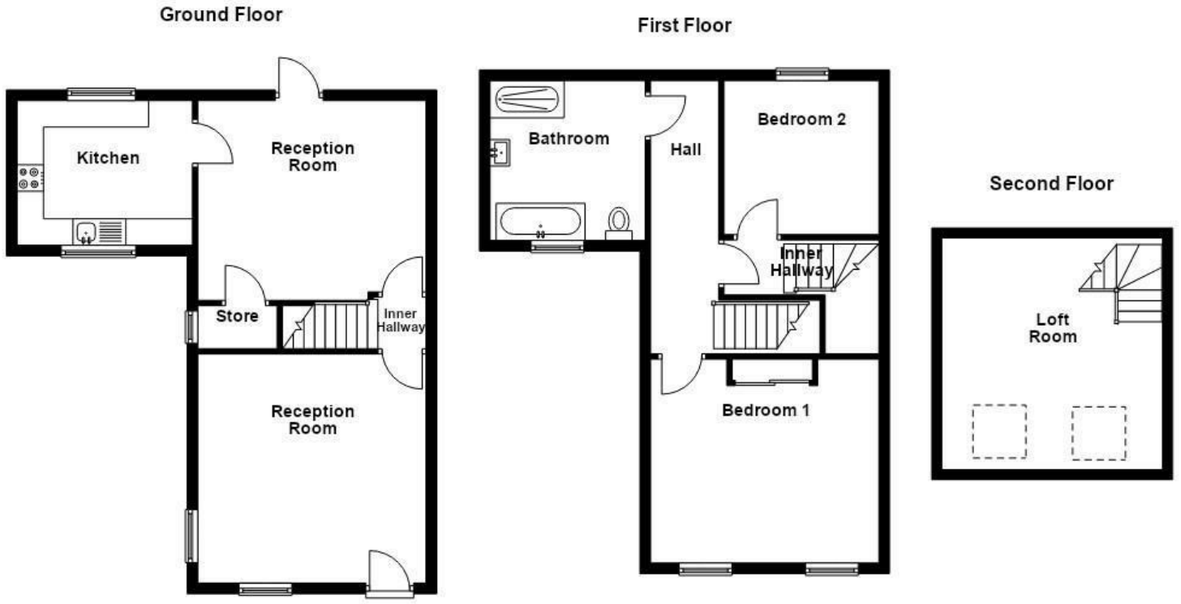
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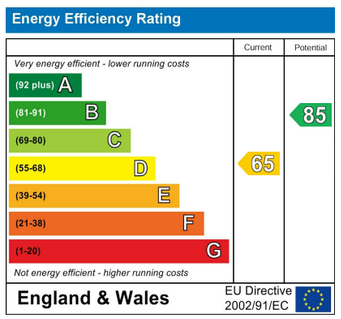
Total area: approx. 115.2 sq. metres (1239.7 sq. feet)











Bolton Road, Bolton, BL7 0AE

Offers Over £325,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY

Nestled on Bolton Road in the charming area of Turton, Bolton, this delightful semi detached home offers a perfect blend of modern living and traditional character. With two well-proportioned bedrooms and a versatile loft room, ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into two inviting reception rooms, each providing a warm and comfortable atmosphere for relaxation and entertaining. The modern design seamlessly integrates with traditional features, creating a unique and appealing environment that is both stylish and homely.

The property boasts the added benefit of a private drive, ensuring convenient off-road parking. Additionally, the private patio area offers a lovely outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

This home is not just a place to live; it is a sanctuary that combines comfort, style, and practicality in a sought-after location. With its charming features and modern amenities, this property is sure to attract those looking for a delightful home in Turton. Don't miss the opportunity to make this lovely house your new home.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Bolton Road, Bolton, BL7 0AE

Offers Over £325,000

2 1 2 D

- An Exceptional Semi Detached Property
- Beautifully Presented
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Modern Fixtures And Fittings
- Tenure Leasehold
- Loft Bedroom
- Sought After Location
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed door to the reception room.

Reception Room

14'2 x 12'9 (4.32m x 3.89m)

UPVC double glazed window, cast iron multi fuel burner with stone hearth and surround, spotlights, hardwood flooring, door to the inner hallway.

Inner Hallway

3'2 x 3'2 (0.97m x 0.97m)

Door to the second reception room and a stone staircase to the first floor.

Reception Room Two

13'8 x 12'5 (4.17m x 3.78m)

UPVC double glazed window, central heating radiator, an open coal fire with stone hearth and exposed brick surround, spotlights, under staircase storage cupboard, hardwood flooring, door to the kitchen, PVC double glazed door to the rear.

Kitchen

10 x 9 (3.05m x 2.74m)

UPVC double glazed window, central heating radiator, a range of matte wall and base units, Quartz surface, splash backs, stainless steel inset sink, integrated draining ridges, mixer tap, integrated oven with a four ring gas hob and extractor hood, under unit lights, spotlights, integrated fridge freezer and dishwasher, integrated washer/dryer, Karndean flooring.

First Floor

Landing

15' x 3'7 (4.57m x 1.09m)

Spotlights, traditional cast iron fireplace, doors to two bedrooms, bathroom and inner hallway.

Bedroom One

13'8 x 12'7 (4.17m x 3.84m)

UPVC double glazed window, central heating radiator, fitted wardrobes and drawers, spotlights, storage cupboard.

Bedroom Two

9'7 x 6'9 (2.92m x 2.06m)

UPVC double glazed window, central heating radiator, spotlights, hardwood flooring.

Bathroom

9'8 x 9 (2.95m x 2.74m)

UPVC double glazed window, upright central heating radiator, a four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap, direct feed walk in shower, spotlights, extractor fan, tiled elevations, LED mirror, spotlights, tiled floor with under floor heating.

Inner Hallway

5'9 x 2'7 (1.75m x 0.79m)

Staircase to the second floor.

Second Floor

Loft Bedroom

14'3 x 13'8 (4.34m x 4.17m)

Velux window, spotlights, built in shelves with downlighting, partial hardwood flooring.

External

Front

Stone chipped bedding and a driveway with EV charging point.

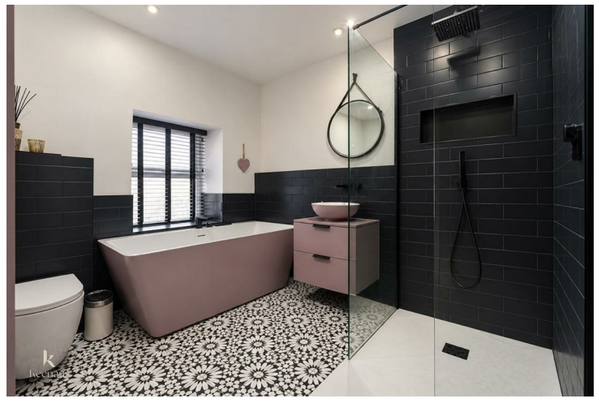
Side

Wrap around garden with paving areas, mature shrubs.

Rear

Communal stone chipped garden.

















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