

LAUREL AVENUE



## Looking for a modern detached four-bedroom family home in Bolton?

This impeccably maintained detached family home is nestled within a sought-after residential area in Darcy Lever. This four-bedroom gem is a perfect blend of modern comfort and versatile space, with a converted garage that adds an extra sitting or cinema room, providing the flexibility to serve as a guest suite or even a fifth bedroom.



Nestled behind a tidy hedge on Laurel Avenue, you'll find Number 66, where you can park two cars comfortably.



As you approach, the contemporary pink front door catches your eye, leading you into a welcoming entrance hall with sleek grey walls and oak flooring.

On your right, a convenient guest WC features a neutral palette of grey and white, with a splash of colour from the pink tiling.



Continuing through, you'll enter the bright and airy living room, filled with natural light from a large bay window overlooking the front garden. The room echoes the grey and pink theme, with a striking black gas fireplace providing a warm centrepiece to arrange your furniture around.



Toward the rear of the home, the contemporary kitchen/diner boasts herringbone LVT flooring and bold blue kitchen units with brass handles and taps, topped with a white marble-effect countertop and a crisp white subway-tile backsplash. The kitchen is well-equipped with a double oven, a 4-ring gas hob, a dishwasher, and a modern grey sink with a view of the rear garden.



Enjoy family meals at the dining table with glazed doors leading into the conservatory, offering a relaxing space with views over the immaculate garden. In summer, open the patio doors and take your meals outside on the paved patio—perfect for alfresco dining.



Off the hallway, the original garage has been converted into a versatile sitting/family room, ideal as a cinema or playroom, or even an office for those who work from home. Connected to this space is a practical utility room with plumbing for a washing machine and tumble dryer.







Returning to the hallway, climb the staircase to the first floor, where four bedrooms await.

The main bedroom, overlooking the front, is decorated in dark blue and white, with a dressing room and a modern ensuite featuring pink accents, a WC, a vanity wash basin with blue drawers, and a corner shower enclosure.





The second double bedroom, with its pale grey tones, looks over the rear garden and offers ample space for a complete bedroom set.



The two additional single bedrooms, one facing the front and the other the rear, are neutrally decorated, ready for your personal touch.





# Step Outside

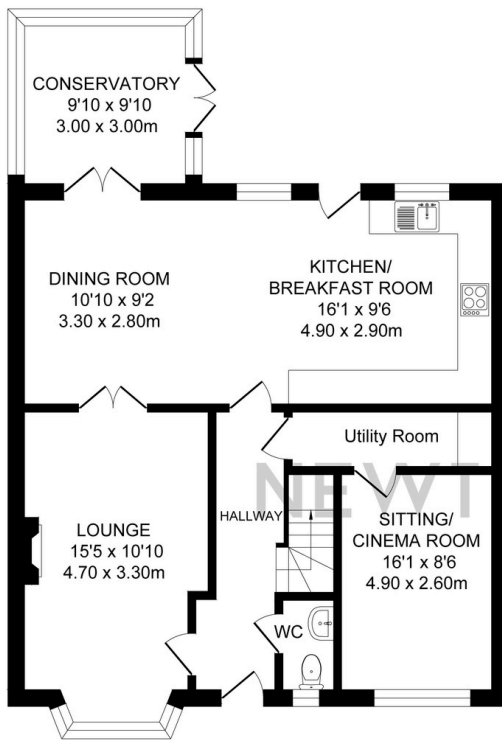
The low-maintenance rear garden is popular with both children and adults. Its expansive paved patio, accessible from the dining room and the kitchen, is perfect for family barbecues and get-togethers. The artificial lawn, raised planting beds, and summer house provide plenty of outdoor enjoyment without the fuss of heavy gardening.



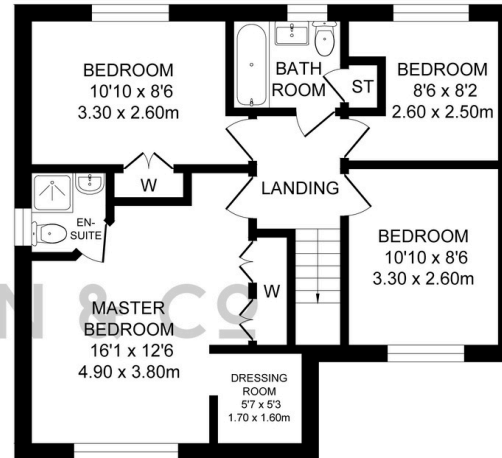
# Out & About

Ideal in its location, Laurel Avenue, Darcy Lever offers a blend of urban convenience and suburban charm. It's conveniently located with easy access to major transportation routes including the A666 and the M60 motorway, providing a quick commute to surrounding areas and the larger Greater Manchester region.

The area boasts a variety of local amenities, such as shops, schools, and healthcare facilities, ensuring residents have all they need within easy reach. Leverhulme Park, is just a short walk away offering walking trails, sports facilities, and playgrounds. Additionally, Bolton and Bury town centres are just a short drive away, providing a wide range of shopping, dining, and entertainment options.



GROUND FLOOR  
APPROX. FLOOR  
AREA 82.6 SQ.M  
(889 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 56.5 SQ.M  
(608 SQ.FT.)

TOTAL APPROX. FLOOR AREA 139.1 SQ.M. (1497 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

- Modern Detached Family Home
- Four Good Sized Bedrooms
- Main Bedroom With Ensuite & Separate Dressing Area
- Three Reception Rooms Including Sitting/ Cinema Room
- Conservatory
- Modern Breakfast Kitchen
- Front & Rear Gardens
- Driveway Parking For Two Cars
- **EPC Rated: TBC**
- Tenure: Freehold
- Council Tax Band: D

LAUREL AVENUE

DARCY LEVER  
BOLTON  
BL3 1AS



NEWTON & CO

T: 01204 329975

E: [INFO@NEWTONCO.CO.UK](mailto:INFO@NEWTONCO.CO.UK)

[WWW.NEWTONCO.CO.UK](http://WWW.NEWTONCO.CO.UK)