

**HOLLINS DRIVE**



## Are you in search of a contemporary, detached, three-bedroom family home in Bolton?

Look no further than Number 9 Hollins Drive, a charming property built in 2021. This modern residence is ideally situated near Bolton Town Centre, off Radcliffe Road offering convenience and accessibility.









Park your cars comfortably on the driveway, which accommodates two vehicles and leads to the garage.

Step into a welcoming porch, perfect for hanging coats and stowing away shoes.

From here, enter the open-plan lounge and dining area, a space that spans the entire depth of the house. This area features neutral white walls and grey carpeting, creating a modern and inviting atmosphere. A front-facing window and rear patio doors allow plenty of natural light, with the latter providing easy access to the garden. The lounge is designed with a central focus around a wall-mounted TV point, while the dining area is ideally positioned near the patio doors, making it perfect for both everyday meals and entertaining guests.









Off the dining area, an opening flows seamlessly into the kitchen. This practical U-shaped kitchen is fitted with sleek white wall and base units topped with a grey marble-effect laminate worktop. It includes a built-in oven and grill, a halogen hob with a stainless steel splashback and extractor, and integrated appliances such as a fridge and freezer. There is also plumbing for a washing machine. A window overlooks the rear garden, bringing in natural light, and the kitchen is finished with stylish laminate flooring, combining functionality with a contemporary aesthetic.









An internal hallway with a grey carpeted staircase and white spindles leads to the first-floor landing. Beneath the stairs, you'll find a convenient downstairs cloakroom equipped with a back-to-wall WC and a pedestal washbasin.





The main bedroom, located at the front of the home, is adorned with a feature geometric pink and grey wall covering that highlights the bed area and provides space for additional furniture. This bedroom also includes an ensuite bathroom featuring a WC, wall-hung washbasin, and a shower enclosure, partially tiled in grey with a heated towel rail.









The second double bedroom, decorated in pale blue and white tones, overlooks the rear garden and offers ample space for a complete bedroom set.





Additionally, a third bedroom, neutrally decorated, provides enough space to accommodate a single bed and other essential furnishings.

Serving the bedrooms is a contemporary three-piece suite. This bathroom features a back-to-wall WC and a pedestal sink on one side, accompanied by a recessed fitted mirror with spotlighting for enhanced illumination. The bath includes an overhead shower, and the room is complemented by a heated towel rail and neutral tiling, creating a clean and modern look.







# Step Outside

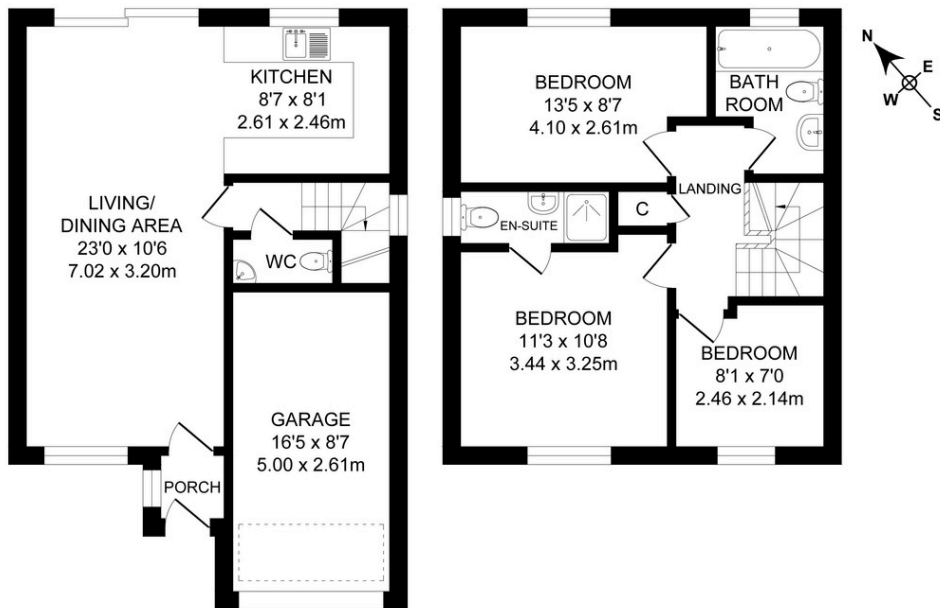
Just outside the dining room patio doors, you'll find a paved patio that leads to the rear garden. This outdoor space features a raised timber decking area, perfect for BBQs and enjoying the sun. A small patch of grass adds a touch of greenery, while raised plant beds enhance the garden's aesthetic. The entire area is enclosed by a timber fence, making it a safe and secure space for kids and pets to play.











**TOTAL APPROX. FLOOR AREA 92.6 SQ.M. (996 SQ.FT.)**

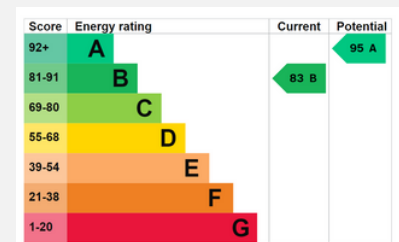
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## FEATURES

- Modern Detached Family Home
- Three Bedrooms (One Ensuite)
- Open Plan Living/ Diner
- Modern Fitted Kitchen
- Downstairs WC
- Front & Rear Gardens
- Garage & Driveway Parking For Two Cars
- EPC Rated: B
- Tenure: Freehold
- Council Tax Band: C

# Out & About

Ideally situated, Hollins Drive offers unparalleled convenience with its prime location just a short walk from Bolton Town Centre and the train station. This location also boasts easy access to major transportation routes, including the A666 and the M60 motorway, ensuring a quick and efficient commute to surrounding areas and the greater Greater Manchester region. Whether you are traveling for work or leisure, the strategic position of Hollins Drive makes it an excellent choice for those seeking accessibility and connectivity.





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