



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	78
England & Wales	EU Directive 2002/91/EC	

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Boundary Drive, Bolton, BL2 6RU

Offers Over £250,000

SPACIOUS MODERN HOME

Nestled in the desirable area of Boundary Drive, Bradley Fold, this semi-detached house presents an excellent opportunity for those seeking a modern and spacious family home. With three well-proportioned bedrooms, this property is perfect for families or those looking for extra space.

Upon entering, you will be greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The modern decor throughout the home creates a warm and welcoming atmosphere, complemented by contemporary appliances that enhance everyday living.

The property boasts a generous front drive, providing ample parking space and adding to the overall appeal of the home. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, making it a practical choice for modern living.

With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household. This home is not only spacious but also offers a stylish and comfortable environment for its residents.

In summary, this semi-detached house on Boundary Drive is a splendid choice for anyone looking to enjoy a modern lifestyle in a tranquil setting. With its ample space, modern amenities, and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.

Boundary Drive, Bolton, BL2 6RU

Offers Over £250,000

 3  2  2  D

- Semi Detached Property
- Two Bathrooms
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Modern Fitted Kitchen
- Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Porch

4'1 x 3'2 (1.24m x 0.97m)

UPVC double glazed frosted entrance door, UPVC double glazed leaded windows, central heating radiator, tiled floor and door to reception room one.

Reception Room One

14'10 x 14'1 (4.52m x 4.29m)

UPVC double glazed window, central heating radiator, coving, spotlights, inset feature electric fire, TV point, stairs to first floor, wood effect vinyl flooring and door to kitchen.

Kitchen

14'10 x 9'6 (4.52m x 2.90m)

Two UPVC double glazed leaded windows, spotlights, mix of wall and base units, quartz worktops, composite inset sink with mixer tap and draining ridges, integrated single oven and integrated microwave in high rise unit, four ring induction hob, extractor hood, glass splash back, integrated fridge freezer, integrated washing machine, tiled floor, door to reception room two and UPVC double glazed leaded door to rear.

Reception Room Two

13'8 x 8'5 (4.17m x 2.57m)

UPVC double glazed window, central heating radiator, coving, spotlights and UPVC double glazed leaded French doors to rear.

First Floor

Landing

9'3 x 5'8 (2.82m x 1.73m)

Loft access, spotlights, storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

14'10 x 10'9 (4.52m x 3.28m)

Two UPVC double glazed leaded windows, central heating radiator, over stairs storage, wood effect laminate flooring and door to en suite.

En Suite

5'8 x 4'4 (1.73m x 1.32m)

Central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall shower with rinse head, tiled elevation and tiled floor.

Bedroom Two

13'4 x 9'3 (4.06m x 2.82m)

Two UPVC double glazed leaded windows, central heating radiator, spotlights and wood effect laminate flooring.

Bedroom Three

8'3 x 6'3 (2.51m x 1.91m)

UPVC double glazed leaded window, central heating radiator, spotlights and wood effect laminate flooring.

Bathroom

6' x 6' (1.83m x 1.83m)

UPVC double glazed frosted leaded window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, tiled elevation and tiled floor.

External

Front

Laid to lawn, mature shrubs and tarmac drive

Rear

Enclosed laid to lawn and paved patio.

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