



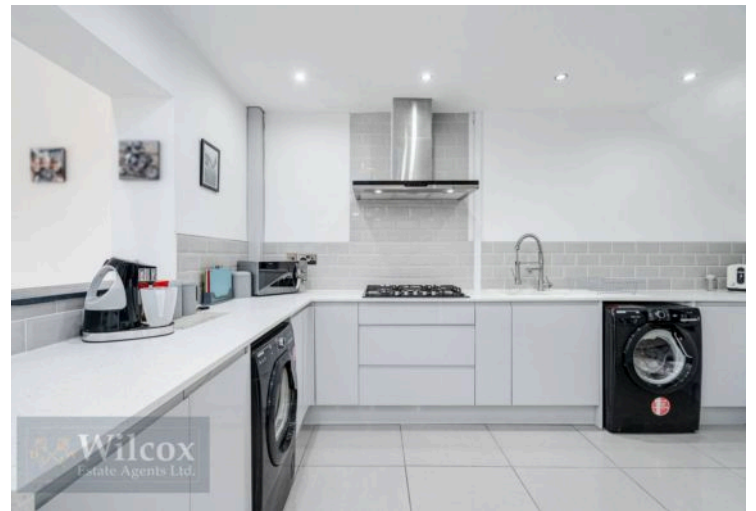
## 4 Duddon Avenue, Bolton

£240,000 Freehold

Beautiful extended four bedroom property • Master bedroom with fitted wardrobes • Ensuite in master bedroom • Modern kitchen with stunning sparkle worksurfaces • Underfloor heating on the ground floor • Four piece family bathroom • Integral garage • Bi-fold doors with built in blinds to the rear • Driveway for two vehicles • Walking distance to St Catherine's Academy







### Entrance Porch

Entrance door and door leading to:

### Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

### Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR



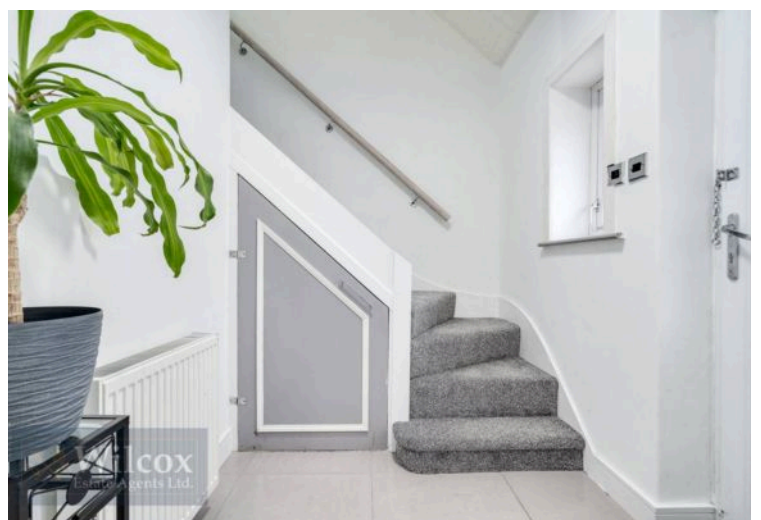
1ST FLOOR



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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Nestled within an enviable location that enjoys close proximity to essential amenities, this stunning extended four-bedroom semi detached house presents a rare opportunity for discerning buyers seeking a comfortable and stylish abode. Each facet of this residence has been meticulously curated to provide a harmonious blend of functionality and aesthetic appeal, ensuring an unparalleled living experience for its fortunate occupants.

Elegance and sophistication greet you at the door as you step into the inviting foyer of this impeccably maintained home. The spacious layout is complemented by the tasteful décor and underfloor heating, creating an ambience of warmth and refinement throughout the property. The living room, bathed in natural light streaming through the large windows, offers a welcoming space for relaxation and entertainment, ideal for gathering with family and friends.

The heart of the home resides in the modern kitchen, adorned with stunning sparkle worksurfaces that radiate a sense of luxury and opulence. Equipped with high-end appliances and ample storage space, this culinary haven is a chef's dream, catering to both practicality and aesthetic beauty. The adjacent dining area provides a perfect setting for intimate meals or grand gatherings, making it a versatile space for various occasions.

Ascending to the upper levels, you will find four generously proportioned bedrooms, each designed to provide comfort and privacy to its occupants. The master bedroom, a luxurious retreat in its own right, boasts fitted wardrobes and an ensuite shower room for added convenience and indulgence. The remaining bedrooms offer ample space and natural light, creating tranquil sanctuaries for rest and relaxation.

Completing the upper level is the four-piece family bathroom, exuding a sense of modern elegance with its sleek fixtures and contemporary design. This well-appointed space offers a serene environment for unwinding after a long day, inviting you to indulge in a rejuvenating soak or invigorating shower.

Externally, the property features an integral garage and a driveway capable of accommodating two vehicles, ensuring convenience and security for homeowners with multiple vehicles. The bi-fold doors with built in blinds lead to the rear of the property, seamlessly connecting the indoor and outdoor spaces for a harmonious flow and easy access to the surrounding environment.

Situated within walking distance to St Catherine's Academy and in close proximity to local amenities, residents will enjoy the convenience of easy access to schools, shops, and recreational facilities. The property's prime location offers the perfect balance of tranquillity and urban convenience, providing residents with a peaceful retreat away from the hustle and bustle of city life.

In conclusion, this beautiful four-bedroom terraced house is a rare gem that offers a harmonious blend of style, comfort, and convenience. With its well-appointed living spaces, modern amenities, and prime location, this property represents a unique opportunity to own a luxurious and thoughtfully designed home. Experience the epitome of modern living in this exquisite residence, where every detail has been meticulously crafted to provide a lifestyle of unparalleled sophistication and comfort.