



120 Somerton Road, Bolton

£260,000 Leasehold

Three bedroom semi detached property • Modern wet room with feature power shower • Media wall in the lounge with built in electric fire • Extended kitchen with integrated appliances • Conservatory • Fitted wardrobes in the two double bedrooms • Driveway for three vehicles • Highly sought after area • Walking distance to very good primary schools • Walking distance to local amenities which include Aldi, Home Bargains and B&M Bargains





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

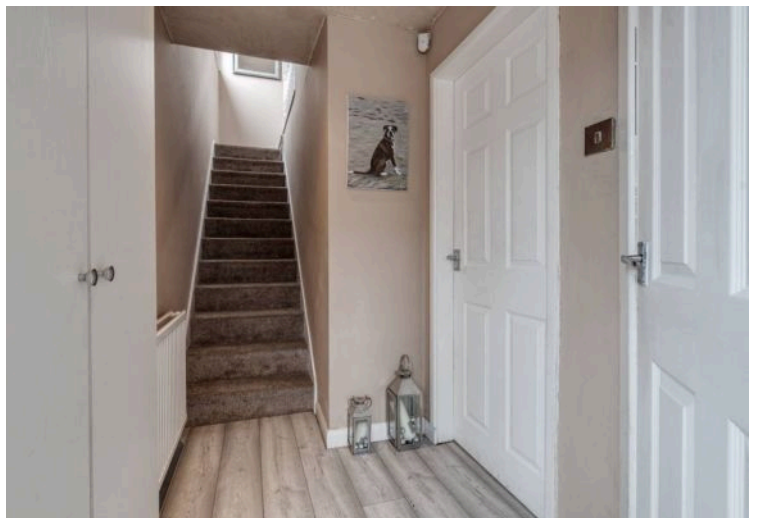


1ST FLOOR



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 in a highly sought-after area, this three-bedroom semi-detached house offers a perfect blend of style, comfort, and functionality. Upon entering, you will be greeted by a modern wet room boasting a feature power shower, providing a luxurious start to your day.

The lounge features a striking media wall with a built-in electric fire, creating a cosy ambience for relaxing evenings. The extended kitchen is a chef's dream, complete with integrated appliances for seamless meal preparations. Additionally, a conservatory offers a tranquil space to unwind and enjoy the views of the well-kept garden. The property boasts two double bedrooms with fitted wardrobes, ensuring ample storage space for all your essentials. Furthermore, the convenience of a driveway for three vehicles ensures parking is never a hassle. Within walking distance, you'll find exceptional primary schools, making this home ideal for families. Local amenities including Aldi, Home Bargains, and B&M Bargains are within easy reach, adding to the convenience of this prime location.

Step outside to discover a charming outdoor space designed for relaxation and entertainment. The tarmac driveway is not only practical but also adds a touch of sophistication, accommodating up to three vehicles comfortably. The fence panel surround ensures privacy and security, while the decked area provides the perfect setting for al fresco dining or summer barbeques. A flagged pathway, surrounded by lush bushes, shrubs, conifers, and planters, creates a picturesque backdrop for outdoor gatherings. And for the gardening enthusiasts, an outside hosepipe connection simplifies watering tasks. Completing the exterior features is an integral garage, offering additional storage or parking space. Whether you're hosting a gathering or simply enjoying a quiet afternoon in the sunshine, this outdoor haven offers the perfect setting for creating lasting memories and embracing a true sense of home. Don't miss the opportunity to make this exceptional property yours and experience the epitome of comfortable living combined with modern conveniences.