



45 Sandleigh Drive, Bolton

£240,000 Leasehold

Three bedroom semi detached property • Fitted wardrobes in all three bedrooms • Driveway for two vehicles • 5 minutes walk to local train station • Downstairs W.C. • Composite decked patio in rear garden • Three piece bathroom suite with power shower over the bath • Walking distance to excellent schools both primary and secondary • Close to Asda and Lidl • Close to A666 to Manchester

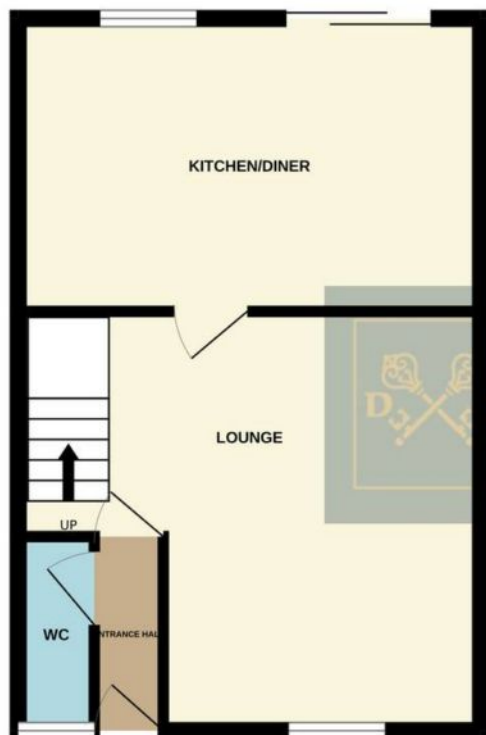




Nestled in a sought-after neighbourhood, this impeccable three bedroom semi-detached house presents a blend of modern comfort and convenience. Step inside to discover a meticulously maintained property boasting fitted wardrobes in all three bedrooms, offering ample storage solutions for your belongings. The ground floor features a convenient downstairs W.C., perfect for guests. The heart of the home lies in the sleek kitchen, ideal for preparing meals for family and friends. Ascend upstairs to find a stylish three-piece bathroom suite, complete with a power shower over the bath for a luxurious bathing experience.

Complementing the interior, the exterior of the property offers a driveway providing parking space for two vehicles, ensuring you never have to worry about finding a spot. Experience the ease of access with the property's prime location, just a 5-minute walk to the local train station, ideal for commuters. Enjoy outdoor gatherings on the composite decked patio in the rear garden, perfect for summer barbeques and al fresco dining. Situated within walking distance to exceptional primary and secondary schools, this home is perfect for families. Convenience is key with both Asda and Lidl nearby, along with easy access to the A666 for quick travel to Manchester.

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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Outside, the property boasts a flagged pathway leading to the entrance, welcoming you and your guests with a touch of elegance. The tarmac driveway provides a neat and tidy approach to the house, enhancing the kerb appeal and making parking a breeze. Whether you're looking to relax in the tranquillity of the rear garden or explore the vibrant local amenities, this property offers a lifestyle of comfort and convenience in a desirable location. Don't miss the opportunity to make this stunning house your new home.