



19 Scarthwood Close, Bolton

£265,000 Leasehold

Three bedroom semi detached property • Double bedrooms have fitted wardrobes • Modern kitchen with breakfast bar • Conservatory • Three piece bathroom suite with electric shower over the bath • Driveway for three vehicles • Loft with pulldown ladder • Pergola in the rear garden • Close to outstanding schools, both primary and secondary • Walking distance to local amenities





Nestled in a desirable location, this charming 3 bedroom semi-detached house presents an ideal opportunity for a growing family or those seeking a comfortable abode. The property boasts three bedrooms, two of them elegantly appointed with fitted wardrobes to optimise storage space and enhance functionality. A modern kitchen featuring a convenient breakfast bar complements the living space, while a bright conservatory offers a tranquil spot for relaxation or entertaining guests. The three-piece bathroom suite, complete with an electric shower over the bath, ensures both convenience and comfort.

Additional highlights include a loft with a pull-down ladder offering ample storage solutions, a driveway accommodating up to three vehicles, and a delightful pergola in the rear garden providing a charming outdoor retreat. Furthermore, residents will benefit from the property's proximity to outstanding primary and secondary schools, as well as the convenience of being within walking distance to local amenities.

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 offers a well-maintained outdoor space perfect for enjoying the fresh air and sunshine. A small lawned area at the front of the house, accompanied by a flagged pathway leading to the entrance, enhances the property's kerb appeal and provides a welcoming first impression. The driveway further adds to the convenience, offering an easy-to-maintain parking solution for multiple vehicles. Whether unwinding in the tranquil backyard oasis under the pergola or enjoying the convenience of ample parking and a welcoming entrance, this property's outdoor space provides the perfect backdrop for a comfortable and stylish living experience.