



13 Ferns Grove, Bolton

£360,000 Leasehold

Five bedroom semi detached property • Four reception rooms • Downstairs wet room • Conservatory • Four piece bathroom to the first floor • Block paved driveway for two vehicles • Separate garage to the rear with electric roller shutter • Two minute walk to Bolton School • Walking distance to local mosque • Walking distance to Bolton two centre and train station



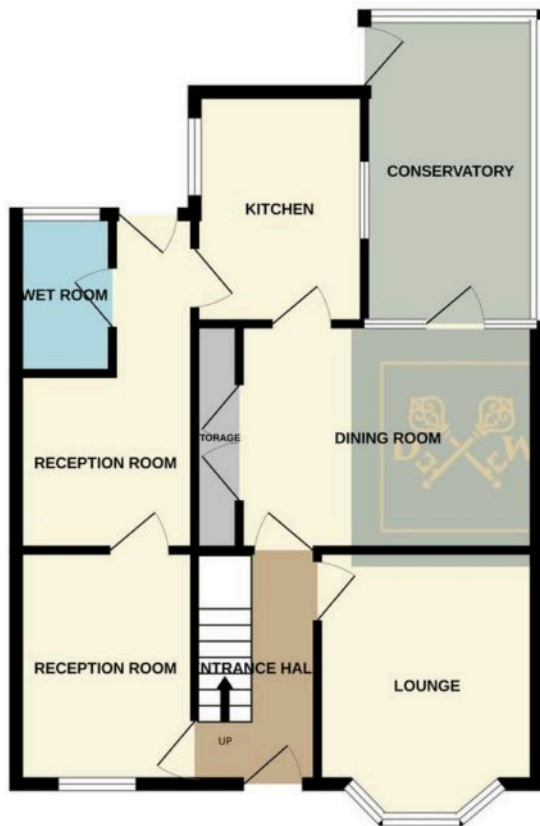


Nestled in a highly sought-after location, this impressive 5-bedroom semi-detached house offers a blend of spacious living accommodation and convenient amenities. Spread across multiple levels, this delightful property boasts four reception rooms, ensuring ample space for both relaxation and entertainment. The ground floor is adorned with a convenient wet room, while a charming conservatory presents the perfect spot to indulge in panoramic garden views.



Ascend the stairs to discover a luxurious four-piece bathroom, catering to the needs of a bustling household. Moreover, the property features a block-paved driveway for two vehicles and a separate garage to the rear, complete with an electric roller shutter (ideal for safeguarding your vehicles). Prominently positioned, this residence is just a two-minute stroll from Bolton School, showcasing its prime location within a prestigious educational district. Residents can also enjoy the convenience of walking to the local mosque, as well as Bolton town centre and train station, effortlessly blending lifestyle and accessibility.

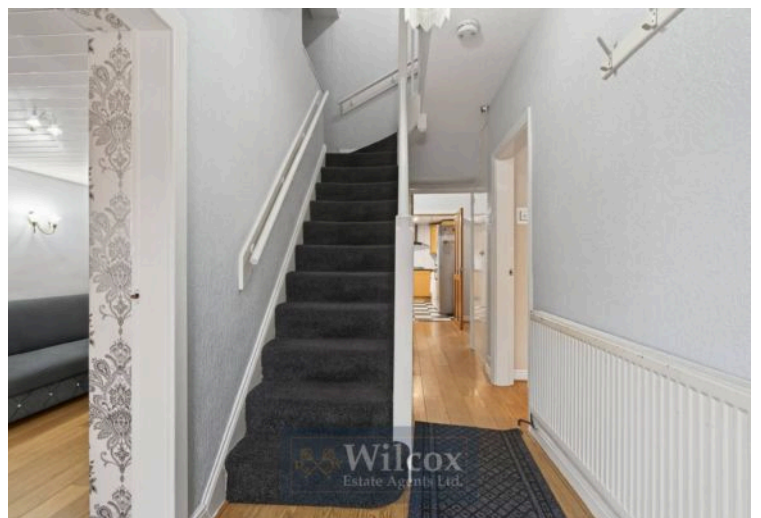
GROUND FLOOR



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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Elevating outdoor living to new heights, this property offers a well-maintained exterior with a range of amenities to enrich your experience. A block-paved driveway for two vehicles welcomes you home, complemented by eco drainage solutions that prioritise environmental sustainability. Enhancing security and functionality, outside lighting illuminates the surroundings, while an outside hosepipe connection and external sockets cater to your outdoor maintenance needs. Whether you're hosting a gathering in the expansive front garden or enjoying a quiet moment in the serene backyard, this outdoor space will be the backdrop to many cherished memories. Don't miss the opportunity to make this property your own and revel in the seamless fusion of indoor comfort and outdoor allure.