



RESIDE

BOLTON

10 Paderborn Way
Bolton, BL1 1BJ

Asking Price £275,000



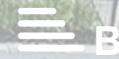
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10 Paderborn Way

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Neighbourhood on Moor Lane includes 22 three bedroom homes in a prime location surrounded by new green spaces and vibrant amenities in the heart of Bolton Town centre.

Nestled amongst captivating new landscaping and alongside neighbours like Le Mans Crescent and Bolton's Indoor Market, this development sets a new standard for town centre living in Bolton.

With a range of shops, bars, eateries, and entertainment venues just a stone's throw away, you'll have countless opportunities to start your day with a delightful breakfast, enjoy a leisurely brunch, or treat yourself to a memorable afternoon. For families, there's an abundance of exciting activities right at your doorstep, ensuring that the little ones are always entertained and having fun.

As Bolton undergoes an exciting period of transformation, through its ongoing regeneration project, there has never been a better time to become part of this community.

Intro

Neighbourhood Bolton Moor Lane includes 22 three bedroom homes in a prime location surrounded by new green spaces and vibrant amenities.

Specification

- High performance double glazed windows
- Air Source Heat Pumps
- Whole House MVHR systems
- Brushed steel ironmongery to doors and windows
- High speed broadband enabled
- Zonal heating system





Kitchen

- High quality cabinetry
- Range of colours and styles
- Integrated oven, hob and extractor fan
- Integrated fridge freezer

Bathroom

- Choice of tiling to bath and shower areas
- Thermostatic bar shower with rain head
- Chrome heated towel rail
- Vitra sanitaryware

External

- Private gardens & roof terraces
- Landsaped public realm
- Gated parking
- Electric vehicle charging points
- Designer external lighting
- External electrical sockets
- 2 year builder's warranty
- 10 year new homes warranty with ICW

- Three Bedroom Townhouse
- Two Bathrooms
- Town Centre Location
- Roof Terrace
- Gated Car Parking
- EPC Rating B
- Downstairs WC
- Close To Transport Links



Floor Plan



Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

