



**Shoreswood, Bolton, BL1 7DD**

**£296,500**

**PRICED TO SELL NOW! COMPLETE CHAIN!** Detached 4 double bedroom corner plot, 2 reception areas, study room, detached garage with parking for 3 cars off road, ample parking due to location of property and downstairs shower room! **MUST BE VIEWED TO APPRECIATE SIZE!**



# 38 Shoreswood, Bolton, BL1 7DD

This stunning 4-bedroom detached family home is a true gem waiting to be discovered. Boasting not just one, but two reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day.

Situated on a great corner plot within the highly regarded modern development of Shoreswood, this home provides the perfect blend of suburban tranquillity and easy access to the breathtaking West Pennine Moors. Imagine waking up to the picturesque views of the countryside right at your doorstep!

With a detached garage and parking space for up to 3 vehicles, convenience is key in this property. The enclosed private garden with a delightful patio area is ideal for hosting gatherings or simply enjoying a quiet morning coffee outdoors. And the cherry on top? A hot tub is included, adding a touch of luxury to your everyday life.

Don't miss out on the opportunity to make this house your home. Embrace the peaceful surroundings, spacious living areas, and the promise of a relaxed lifestyle.

Council Tax - £2625

Tax Band E

EPC - D

Property Perspective's research shows the property is not in a flood risk area. Property Perspective's research shows the property is not in a conservation area.

## Entrance hall

Entrance to the house, access to the W/C, living room, stairs and kitchen.

## Lounge / Dining Room 11'9" x 21'11" (3.6 x 6.7)

Open plan living area for dining, family gatherings

## Downstairs showroom 7'6" x 4'11" (2.3 x 1.5)

Fitted shower with wc and wash hand basin

## Family Kitchen 11'5" x 8'2" (3.5 x 2.5)

Modern fitted kitchen with contemporary finishes - Integrated appliances fridge freezer, dishwasher

## Home Office 7'10" x 8'2" (2.4 x 2.5)

Great space for WFH office or a study

## FIRST FLOOR

## Master Bedroom 11'1" x 12'1" (3.4 x 3.7)

Double glazed window, carpeted flooring

## Bedroom 2 7'6" x 10'2" (2.3 x 3.1)

Double glazed window, carpeted flooring

## Bedroom 3 9'10" x 8'2" (3.0 x 2.5)

LVT flooring, double glazed window

## Bedroom 4 8'2" x 6'10" (2.5 x 2.1)

LVT flooring, double glazed window

## Family Bathroom 5'2" x 6'6" (1.6 x 2.0)

Family sized bathroom with bath tub

## Substantially sized Garden

Great sized private landscaped garden with hot tub included

## External

Corner plot, ample parking, detached single garage





