

Laburnum Park, Bolton

£300,000

Miller Metcalfe

Every step of the way

Laburnum Park

Bolton

This beautifully presented extended three bedroom semi detached house is offered with no onward chain and is situated in a highly sought-after residential area, ideal for families and professionals alike. The property has been thoughtfully extended to the side, providing additional living space that enhances both comfort and flexibility. Upon entering, you are welcomed by a bright and spacious hallway that leads to a generously sized double aspect lounge/dining room perfect for relaxing or entertaining guests. The modern recently fitted Wren kitchen is well appointed with ample storage and workspace, making it ideal for preparing family meals. Adjacent to the kitchen, a versatile dining area ensures plenty of room for gatherings and every-day living. Upstairs, there are three well proportioned bedrooms, each offering comfortable accommodation and plenty of natural light. The family shower room is stylishly finished with contemporary fittings providing a tranquil space to unwind. The property also benefits from a driveway that provides off road parking for multiple vehicles, in addition to a garage that offers further secure storage or parking options. With gas central heating and double glazing throughout, this home combines traditional charm with modern convenience. Located close to well regarded local schools, shops, and excellent transport links, this property represents a fantastic opportunity for those seeking a move-in ready home in a popular location. Early viewing is highly recommended to appreciate the space, quality, and potential this delightful house has to offer.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:








I thought I had my life in order... then I became a Grandma!











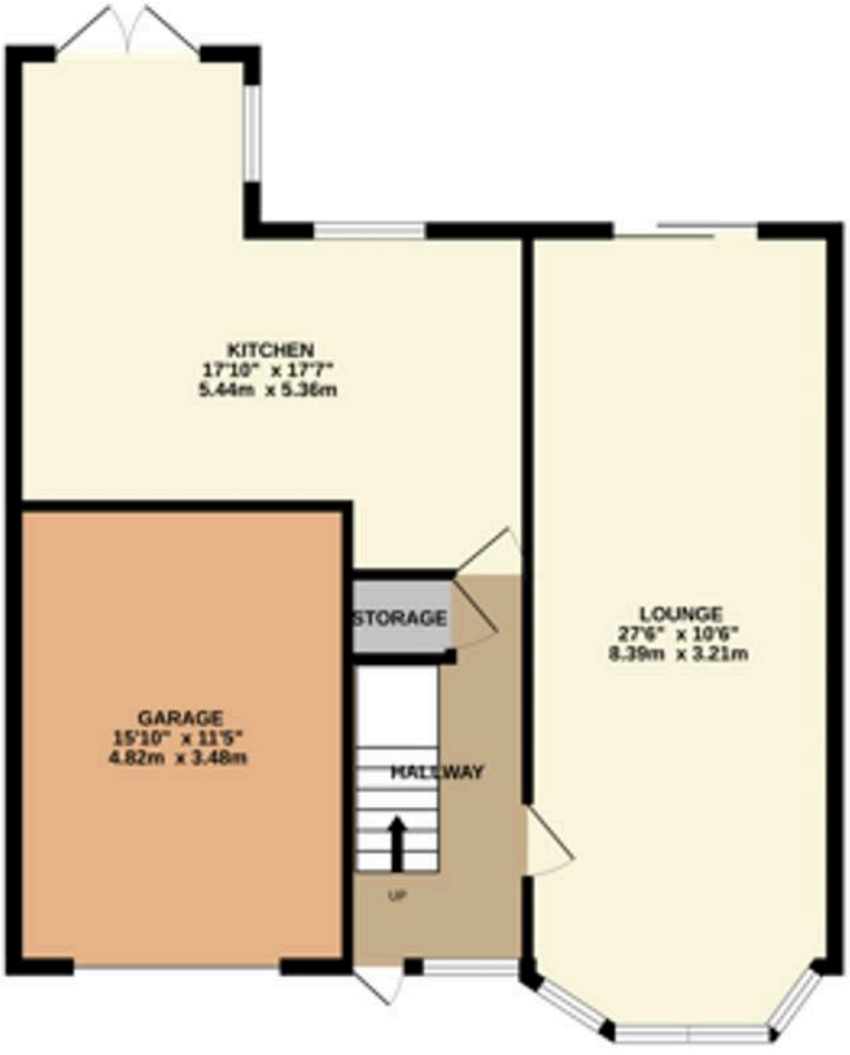




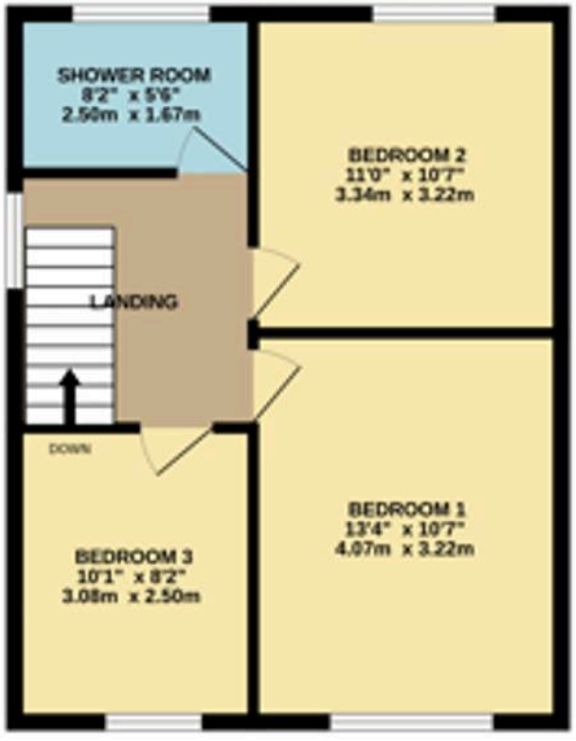




GROUND FLOOR



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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