



25 Lovat Road, Bolton

£260,000 Leasehold

Three bedroom semi detached property • Three reception rooms • Four piece modern bathroom • Utility room with a W.C. • Outside bar which could be used for a multitude of purposes • Low maintenance rear garden • Fitted wardrobes in all three bedrooms • Imprinted concrete driveway • Walking distance to local primary schools • Close to local amenities





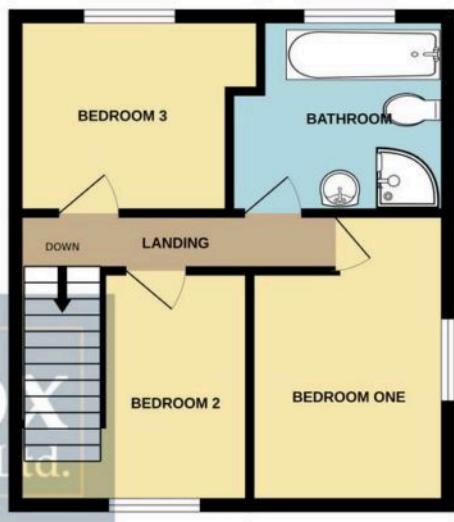
Welcome to this beautifully presented three bedroom semi detached house, offering a perfect blend of modern living and practical design. Situated in a highly desirable residential area, this property is ideal for families, couples, or professionals seeking spacious accommodation within walking distance of well regarded primary schools and close proximity to an array of local amenities.

Upon entering the property, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor boasts three versatile and generously proportioned reception rooms. Each reception room is thoughtfully designed to cater to a variety of needs, whether you are looking for a formal dining space, a comfortable lounge for relaxing evenings, or a separate playroom or study area. Large windows in each room allow natural light to flood the interiors, creating a bright and airy atmosphere throughout.

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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The kitchen is both stylish and functional, featuring ample storage and workspace for culinary enthusiasts. Adjacent to the kitchen, you will find a utility room that adds valuable practicality to the home. The utility room is equipped with a W.C., providing additional convenience for busy households and guests alike.

Upstairs, the property continues to impress with three well appointed bedrooms. Each bedroom benefits from fitted wardrobes, offering plenty of storage space while maintaining a clean and uncluttered aesthetic. The bedrooms are well proportioned, allowing for flexibility in furniture arrangement and ensuring comfortable accommodation for all members of the household.

The family bathroom is a standout feature, boasting a contemporary four piece suite. The modern design includes a separate shower enclosure, a bath-tub, a wash basin, and a W.C.

The bathroom is finished to a high standard with sleek fixtures and fittings, providing a luxurious space to unwind and refresh.

This property is further enhanced by its attention to detail and quality of finish. The neutral décor throughout creates a timeless backdrop, allowing you to easily personalise the space to suit your own style. Double glazing and efficient central heating ensure year round comfort and energy efficiency.

One of the unique features of this home is the outside bar, which offers a multitude of possibilities. Whether you envision it as a dedicated entertainment area, a home office, a gym, or a creative studio, this versatile space provides endless opportunities to tailor the property to your lifestyle needs.

Practicality has not been overlooked, with an imprinted concrete driveway providing off road parking for multiple vehicles. This low maintenance solution ensures both durability and visual appeal, making day to day living as convenient as possible.

The location of this property is particularly attractive for families.