



RESIDE
BOLTON



Plot 107 Fenton Way
Over Hulton, Bolton, BL3 3GN

Asking Price £310,000

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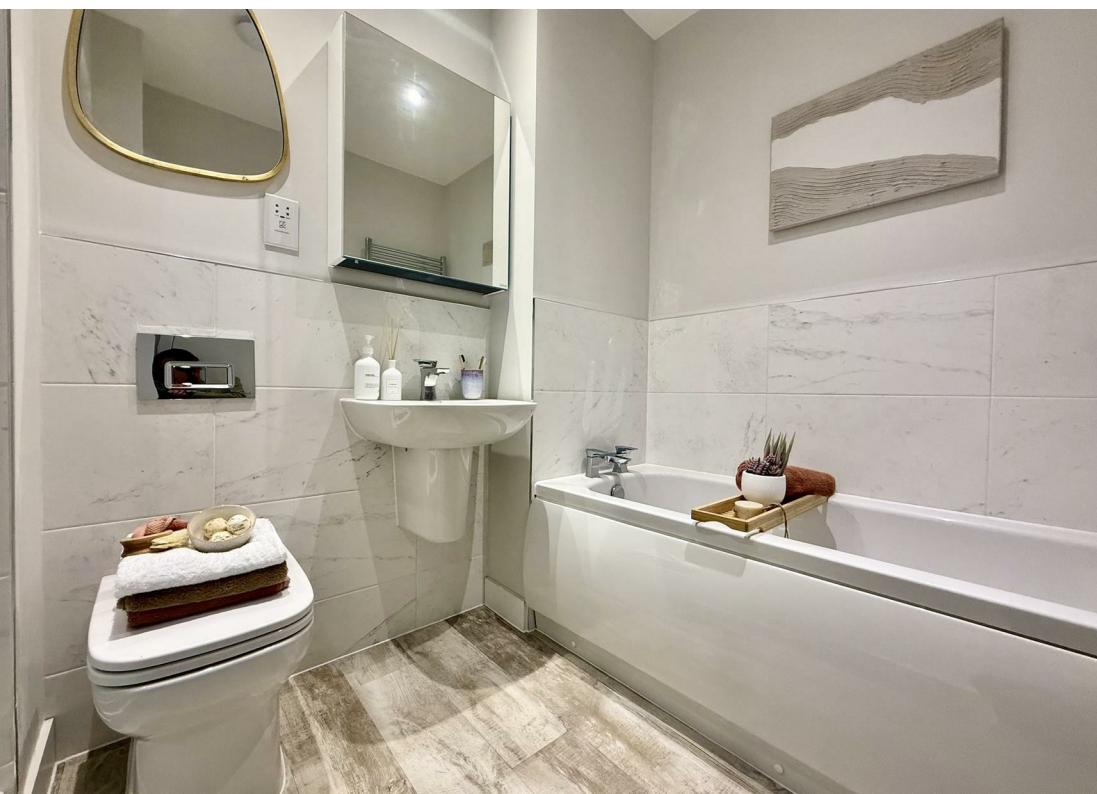
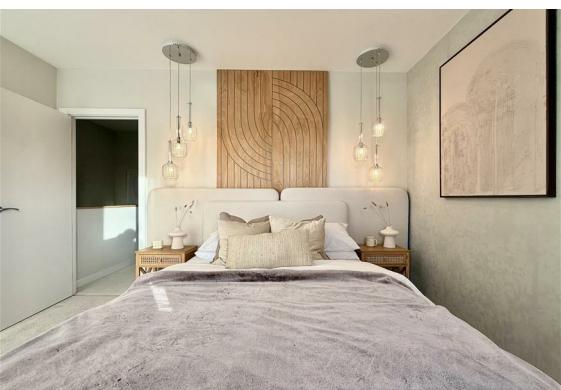
Experience refined contemporary living in this exquisitely designed, fully furnished three-bedroom residence, offering 974 sq ft of intelligently curated space.

The ground floor showcases an elegant open-plan arrangement where the kitchen, dining, and living areas flow seamlessly—ideal for both sophisticated entertaining and effortless everyday living. A thoughtfully integrated loutility room discreetly combines a guest WC with utility facilities. Throughout the home, premium VELFAC windows bathe the interiors in natural light while ensuring exceptional thermal efficiency. Expansive, full-height glazed doors open onto a generous private garden, creating a seamless connection between indoor and outdoor living.

The upper level hosts three beautifully proportioned bedrooms, including a spacious single room, a refined double bedroom, and a light-filled, luxurious principal suite. The family bathroom is impressively appointed, featuring both a deep bath and a separate walk-in shower—perfectly balancing comfort and practicality.

This exceptional turnkey home is ready for immediate enjoyment. Enquire today to arrange a private viewing and discover its full elegance for yourself.





Ground Floor

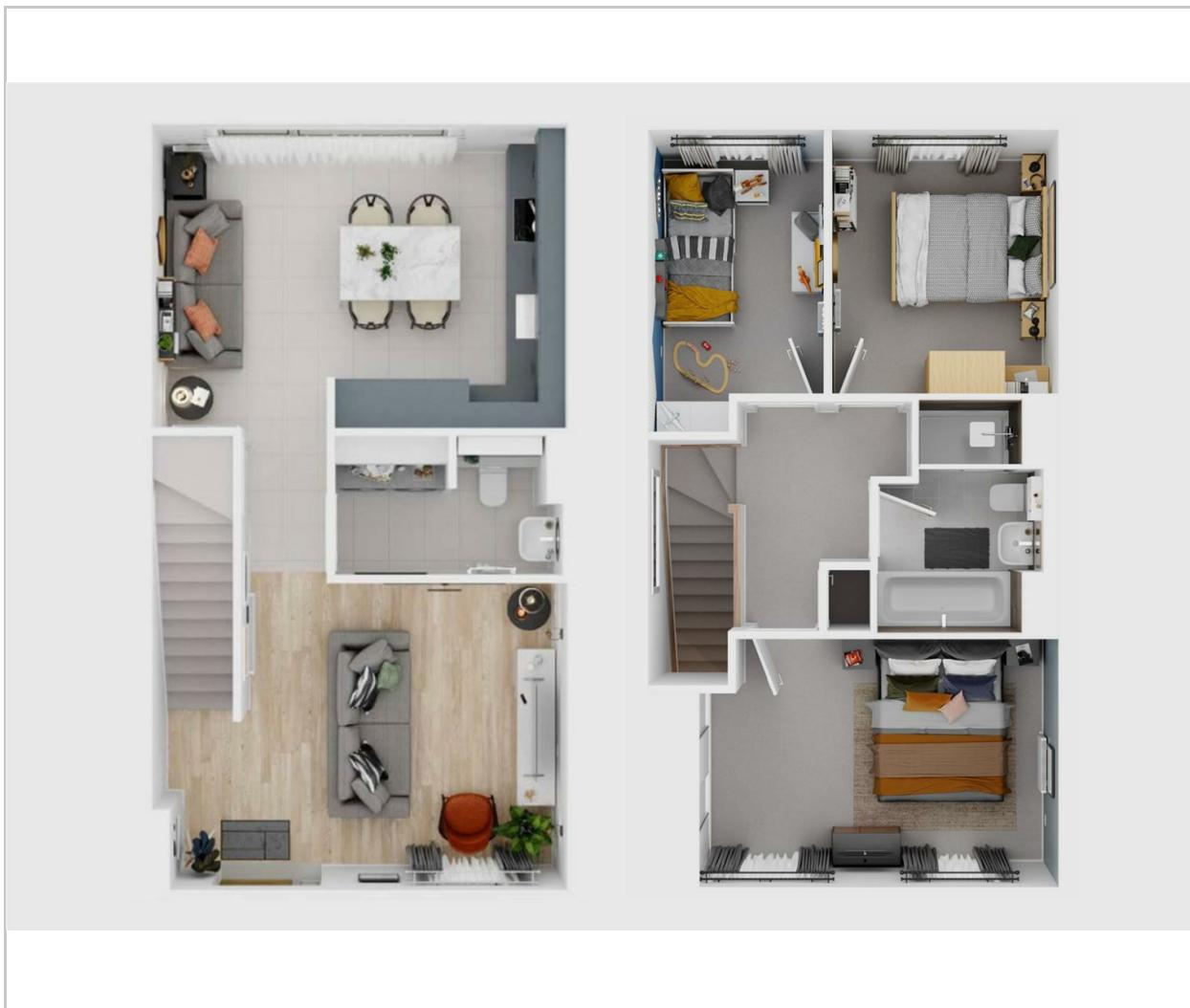
The ground floor features a fully open-plan layout, connecting the kitchen, dining area, and living room perfect for both everyday living and entertaining. A cleverly designed 'lootility' room, combining a toilet and utility space. VELFAC windows throughout flood the home with natural light while keeping it warm and energy-efficient. Large, full-height glass doors open directly onto a spacious private garden.

First Floor

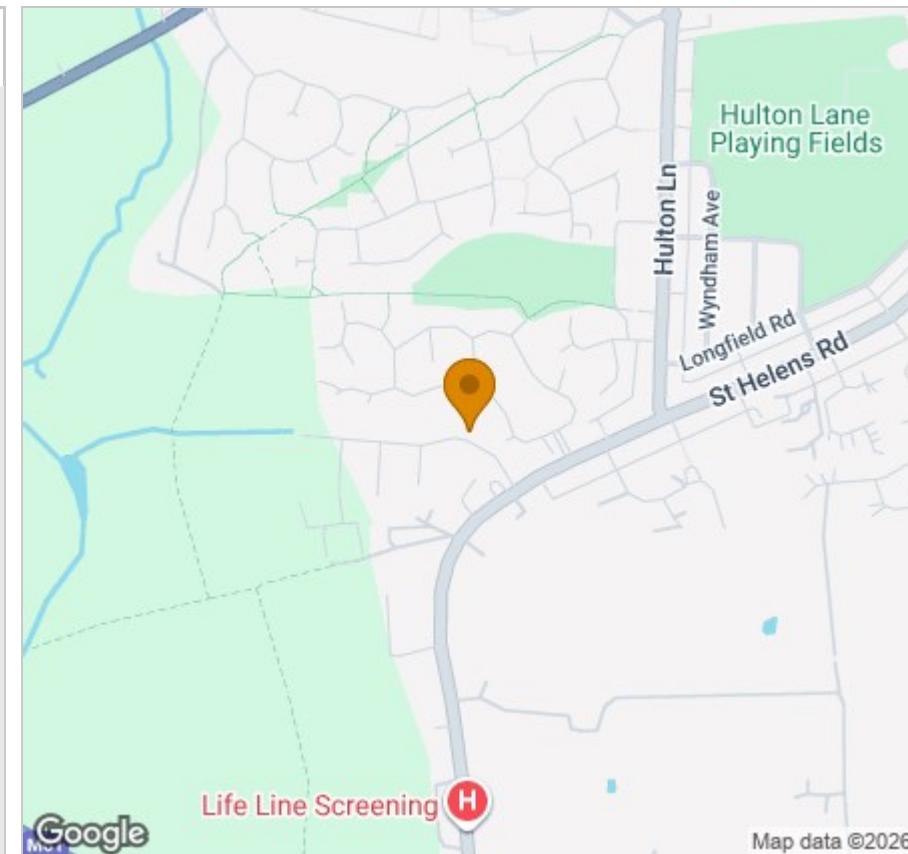
Upstairs, you'll find three well-sized bedrooms, including a large single room, a comfortable double bedroom, and a bright and spacious master bedroom. The family bathroom is generously sized and comes complete with both a bath and a separate shower, offering flexibility for busy households.

- CHAIN FREE
- Three spacious bedrooms
- Fully Furnished
- Stylish fitted kitchen
- Double Driveway
- EPC Rating TBC
- New build home
- Popular sought-after location

Floor Plan



Area Map



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.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Le Mans Place Barn Street, Bolton, BL1 1DJ

Tel: 0161 808 0408 Email: hello@residebolton.com

www.residestockport.com