





36 Carron Grove, Bolton

£280,000 Leasehold

Three double bedroom semi detached property • Two reception rooms • Two bathrooms • Large kitchen with centre island • Massive plot with the potential to extend massively STPP • Workshop in the rear garden • Stables in the rear garden • Massive stone driveway for over ten vehicles • Four piece Jack and Jill bathroom suite including whirlpool bath • Close to great schools both primary and secondary

Wilcox
Estate Agents Ltd.







This three bedroom semi detached house offers spacious accommodation, two reception rooms and two bathrooms, making it an appealing choice for families seeking room to live, work and entertain. The property features three double bedrooms, providing flexibility for growing households, visiting guests or those who require a dedicated home office. At the heart of the home is a large kitchen, complete with a centre island that provides a focal point for preparing meals and gathering together. Its generous proportions offer space for everyday family life, as well as entertaining friends. The two reception rooms provide further versatility, with the opportunity to create separate areas for relaxing, dining or working from home.

The accommodation also includes two bathrooms, helping to meet the practical demands of a busy household. One is a four piece Jack and Jill bathroom suite, complete with a whirlpool bath, offering a place to unwind at the end of the day. The arrangement of the rooms provides a balance between shared living areas and private spaces, while the three double bedrooms offer options for a variety of household needs. Buyers looking for a home with scope to adapt over time will appreciate the substantial plot and the potential for significant extension, subject to planning permission.

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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Outside, the property occupies a substantial plot, providing generous space and considerable potential for a range of uses. A large stone driveway provides ample off road parking for multiple vehicles, with space for more than ten vehicles overall and a section accommodating up to six vehicles. This is a practical feature for households with several cars, those who regularly welcome visitors or buyers seeking additional parking space. To the rear, the garden includes a workshop and stables, adding to the versatility of the property and offering useful facilities beyond the main house. The workshop provides a dedicated space for practical projects, hobbies or storage, while the stables offer further possibilities for buyers whose interests or requirements call for this type of accommodation. The generous plot also presents an opportunity to consider how the outside space could be arranged to suit individual needs, whether for family activities, gardening or simply enjoying more room outdoors.