



5 Tiverton Walk, Bolton

£190,000 Leasehold

Three Bedroom, Town House on Tiverton Walk, Smithills • Charming Entryway with Decorative Staircase • Inviting Living Room with Electric Log Burner • Modern Kitchen with Range Cooker & Under Unit Lighting • Two Double Bedrooms and One Single Bedroom • Stylish Bathroom with Walk-In Shower and Bath-Tub • French Doors Leading to Private Rear Garden • Attractive Front Garden with Pathway



This stunning townhouse located on Tiverton Walk, Smithills, offers an exceptional blend of luxury, comfort, and modern living, immaculately finished throughout with thoughtful attention to detail.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

17' 0" x 6' 0" (5.19m x 1.83m)

Laminate Flooring, Semi-Flush Lighting, Wall Panelling, Radiator, Storage Cupboard, Glass and Wood Doors to Living Room and Kitchen

Living Room

15' 6" x 11' 7" (4.73m x 3.54m)

Laminate Flooring, Semi-Flush Lighting, Electric Log Burner, Wood Surround, Power Outlets, 2x Radiators, UPVC Window.



Kitchen/Dining Room

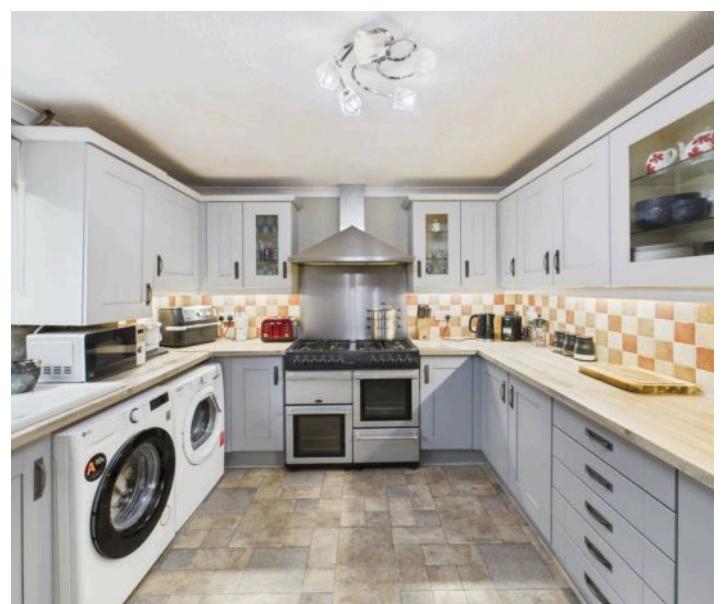
10' 6" x 18' 0" (3.19m x 5.48m)

Stone Effect Flooring, Shaker Style Units, Range Cooker, Semi-Flush Lighting, Wall Tiles, Power Outlets, Porcelain Sink with Mixer Tap, UPVC Window, UPVC French Doors.

Landing

10' 1" x 6' 0" (3.08m x 1.83m)

Carpet, Wood and Iron Balustrade, Semi-Flush Lighting, Loft Hatch, Solid Wood Doors to Three Bedrooms, Bathroom and Storage Cupboard.



Master Bedroom

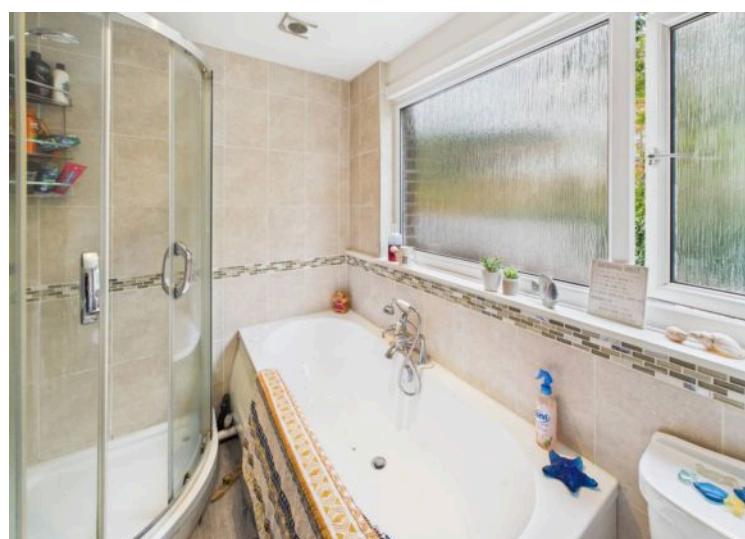
13' 2" x 10' 5" (4.02m x 3.17m)

Carpet, Pendant Lighting, Radiator, Power Outlets, UPVC Window.

Bedroom Two

13' 1" x 9' 3" (3.99m x 2.81m)

Carpet, Pendant Lighting, Radiator, Power Outlets, UPVC Window, Loft Hatch.





FRONT GARDEN

Well established lawn, shrubs and flagged path.

REAR GARDEN

Flagged rear garden with gated access, outdoor tap and fencing.





Approximate total area⁽¹⁾

891 ft²
82.7 m²

Reduced headroom

17 ft²
1.6 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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