



RESIDE  
BOLTON



3 Fenton Way  
Over Hulton, Bolton, BL3 3GN

Offers In The Region Of £310,000



# 3 Fenton Way

Over Hulton, Bolton, BL3 3GN

£5,000 CASHBACK ON COMPLETION

Discover refined contemporary living in this fully furnished three-bedroom home, offering 974sqft of beautifully designed space and ready to enjoy immediately.

The stylish open-plan kitchen, dining, and living area is flooded with natural light from premium VELFAC windows, with full-height glazed doors opening directly onto a generous private garden, perfect for modern living and entertaining. A smartly integrated lootility room with guest WC adds everyday convenience without compromising on style.

Upstairs features three well-proportioned bedrooms, including a light-filled principal suite, plus a sleek family bathroom with both a bath and walk-in shower.

Enquire now to arrange a viewing and secure this exceptional home and cashback incentive.

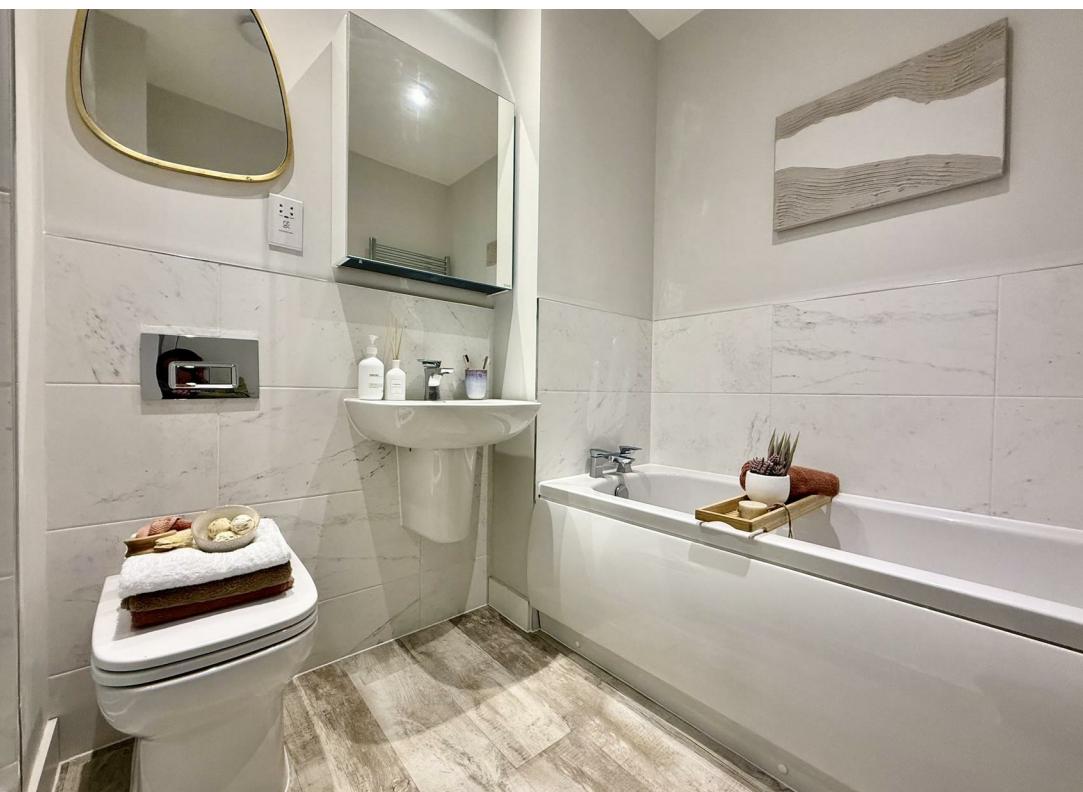
## Ground Floor Description

The ground floor is designed for modern living, with a fully open-plan kitchen, dining, and living space that's perfect for both relaxed day-to-day life and effortless entertaining. A smartly designed lootility room seamlessly combines a guest WC and utility area. Premium VELFAC windows flood the home with natural light while delivering excellent energy efficiency, and full-height glazed doors open straight onto a generous private garden —creating a seamless indoor-outdoor lifestyle.

## First Floor Description

Upstairs offers three well-proportioned bedrooms, including a generous single, a stylish double, and a bright, spacious principal bedroom. A large family bathroom

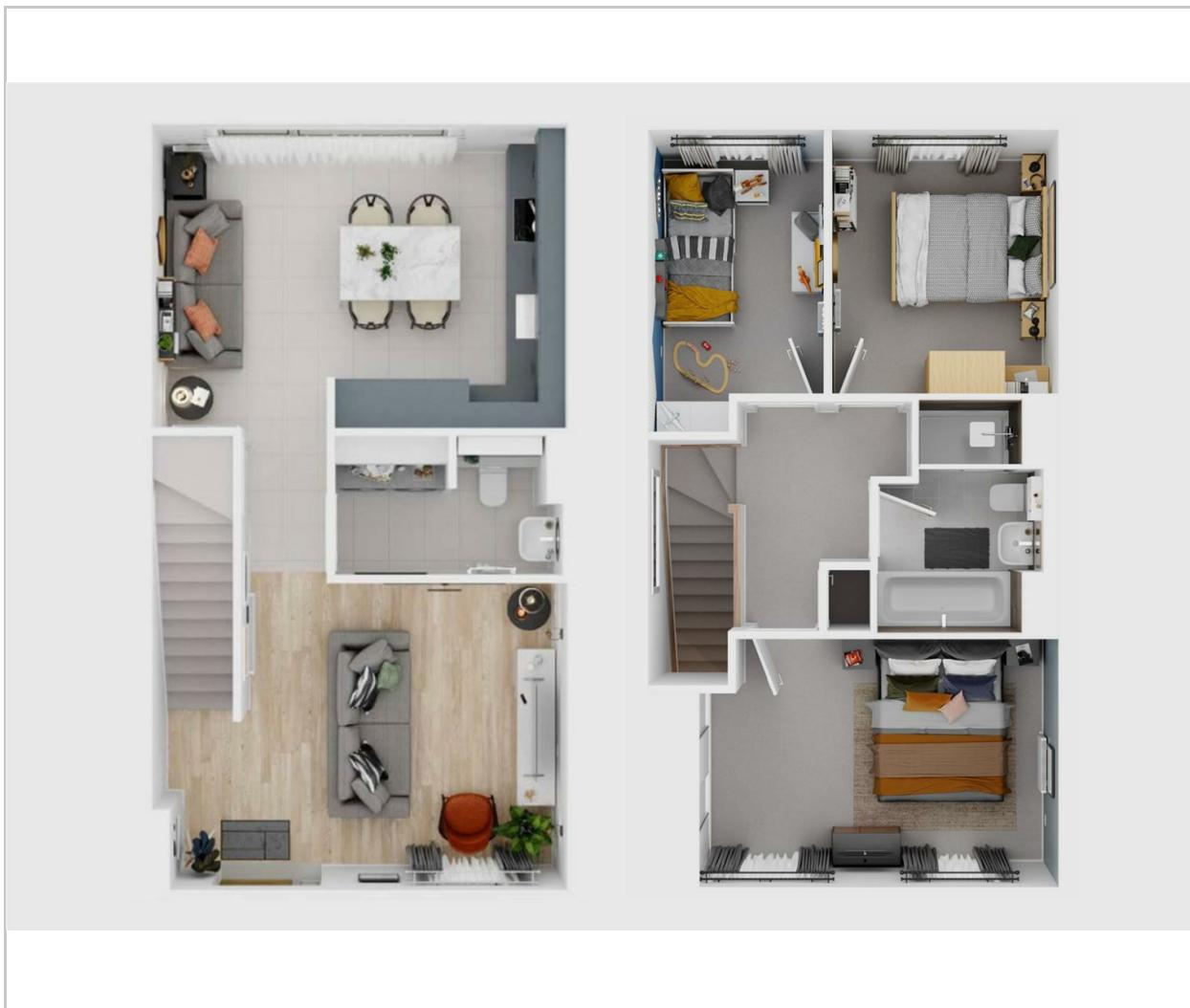




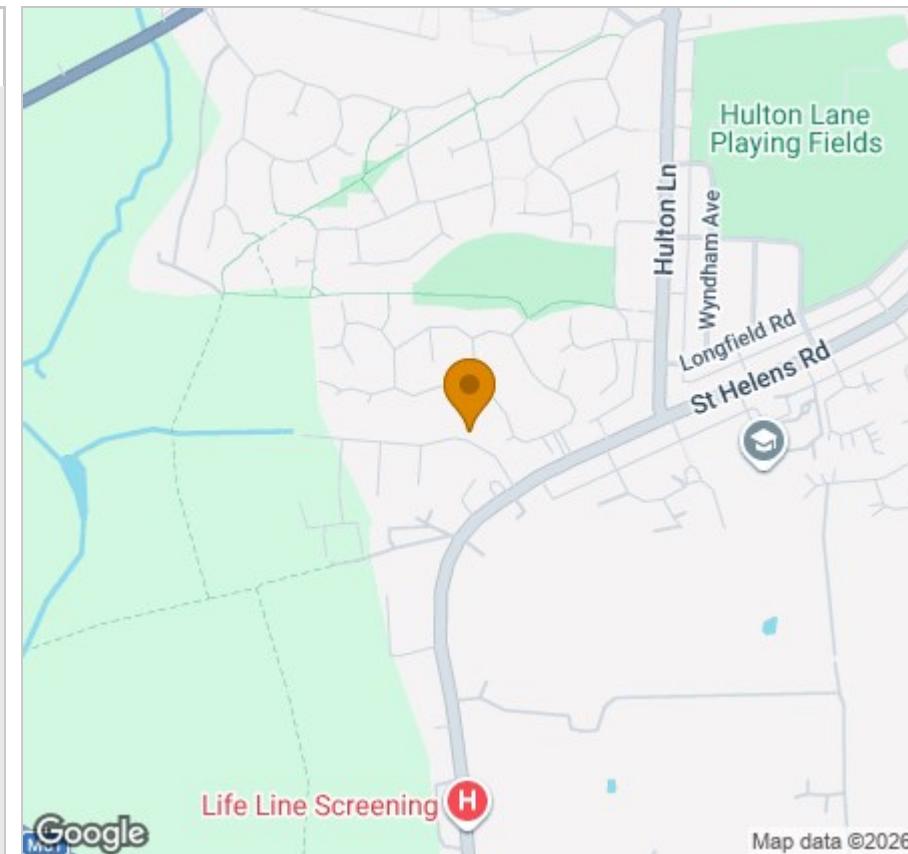
completes the floor, featuring both a bath and a separate shower—perfectly suited to modern, busy living.

- £5000 CASHBACK
- Three spacious bedrooms
- Fully Furnished
- Stylish fitted kitchen
- Double Driveway
- EPC Rating TBC
- CHAIN FREE

## Floor Plan



## Area Map



## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## 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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