



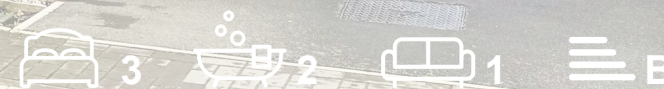
# RESIDE

BOLTON



6 Burr Lane  
Bolton, BL3 3GG

**Asking Price £325,000**



## 6 Burr Lane

, Bolton, BL3 3GQ

Built in 2023 by Northstone, this beautifully presented three-bedroom detached home offers stylish, contemporary living in immaculate, move-in-ready condition — and is available CHAIN FREE.

The ground floor features a generous open-plan kitchen and living space, designed for modern family life and effortless entertaining. The sleek, contemporary kitchen flows seamlessly into the living area, creating a bright and welcoming heart of the home. A downstairs looility adds everyday practicality.

Upstairs, there are three well-proportioned bedrooms. The standout principal bedroom benefits from a walk-in wardrobe and a modern en-suite shower room. The remaining bedrooms are served by a high-quality three-piece family bathroom.

Externally, the property offers off-road parking and the low-maintenance advantages of a nearly new build. A superb opportunity for families, professionals, or downsizers seeking a modern, spacious, and chain-free home ready to move straight into.

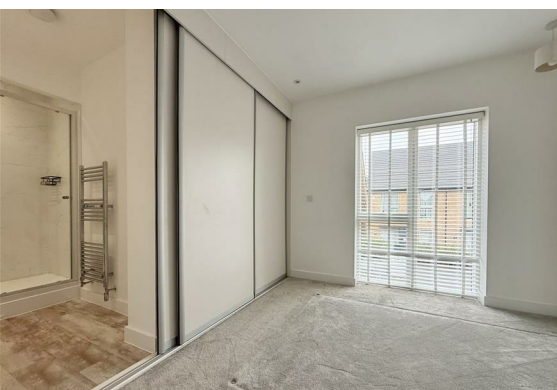
### Internal

A beautifully presented three-bedroom detached home in true move-in condition. The ground floor features an open-plan kitchen/diner, a welcoming open hallway flowing into the rear lounge, plus a handy utility and additional storage. Upstairs offers three generous bedrooms, including an impressive master with en-suite and walk-in wardrobe. Stylish, spacious, and ready to go.

### External

Set on the sought-after Airie development by Northstone, the property boasts a generous rear garden with patio, pergola, and





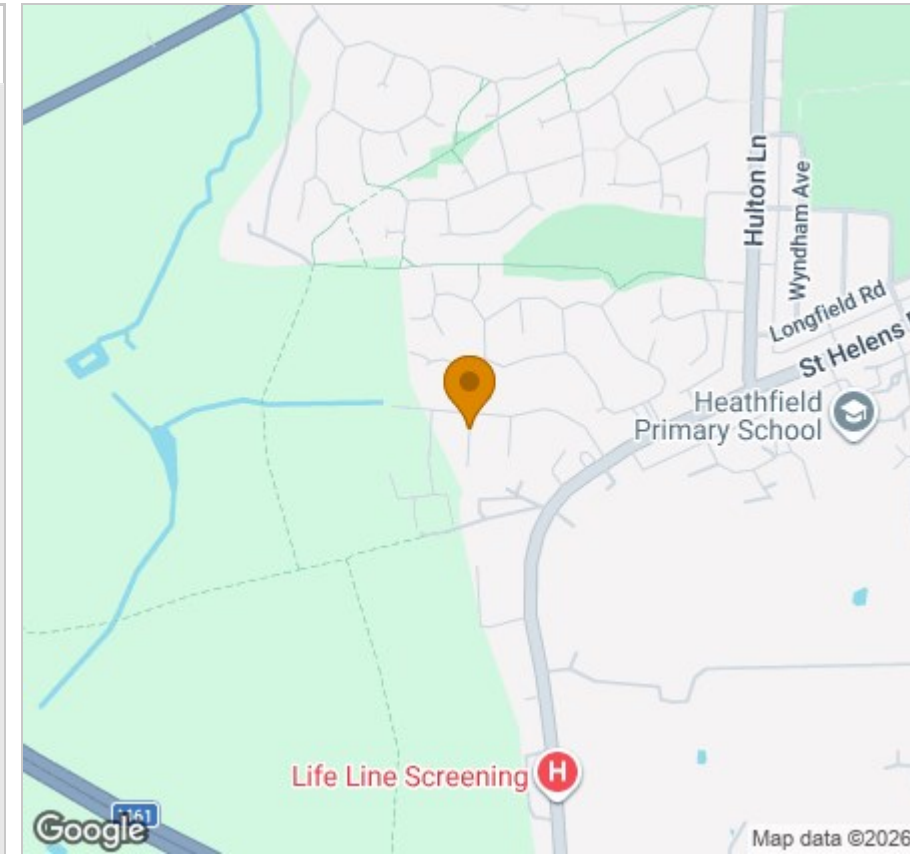
convenient side access to parking for several cars. To the front, there is a practical external storage locker, completing this well-designed and low-maintenance outdoor space.

- CHAIN FREE
- 3 Bedroom Detached
- Driveway Parking
- Large Rear Garden
- Downstairs W/C
- EPC B
- Move in Condition
- Kitchen Island

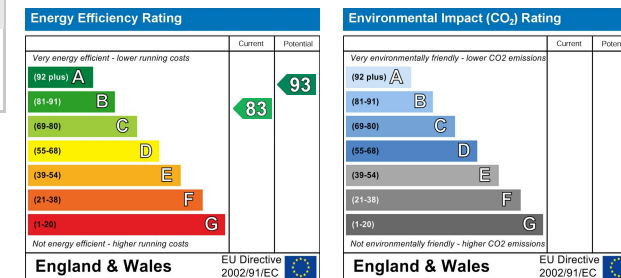
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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Le Mans Place Barn Street, Bolton, BL1 1DJ

Tel: 01204 914 808 Email: [hello@residebolton.com](mailto:hello@residebolton.com) [www.residebolton.com](http://www.residebolton.com)