



4 Platt Hill Avenue, Bolton

£240,000 Freehold

Three double bedroom semi detached property • Open plan living • Fitted wardrobes in bedroom one and two • Stunning media wall in the lounge • York stone rear garden patio • Three piece bathroom suite • Large corner plot • Previous planning for ERECTION OF A TWO STOREY EXTENSION AT SIDE TOGETHER WITH PORCH AT FRONT - 12784/21 • Walking distance to Ladybridge High School • Close to local mosque

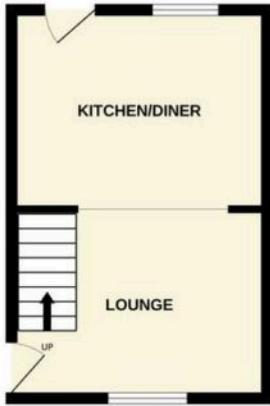




This beautifully presented three double bedroom semi detached house occupies a generous corner plot in a sought after residential location. The property offers spacious open plan living, ideal for modern family life, and is finished to a high standard throughout. The welcoming entrance hall leads to a bright and airy lounge, featuring a stunning media wall that creates a stylish focal point for relaxing or entertaining. The contemporary kitchen and dining area provide ample space for family meals and gatherings, with direct access to the rear garden. Bedroom one and two both benefit from fitted wardrobes, offering excellent storage solutions, while the third bedroom is also a comfortable double.

The modern three piece bathroom suite is finished with quality fixtures and fittings. This property previously had planning permission approved for the erection of a two storey extension at the side, together with a porch at the front (12784/21), offering exciting potential for further development. Situated within walking distance to Ladybridge High School and close to the local mosque, this home is perfectly positioned for families seeking convenience and community amenities.

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 boasts a thoughtfully designed and well maintained exterior. A flagged pathway leads to the front door, bordered by a neat lawned area and enclosed by a fence panel surround for privacy and security. The rear garden is a true highlight, featuring a York stone patio that provides the perfect setting for outdoor dining and entertaining. A luxurious hot tub offers a relaxing retreat, while the timber rear gate ensures easy access. The garden also includes a versatile salon space, ideal for those seeking a home business opportunity, additional storage and also another outbuilding which can be used as a gym or man cave.

The entire outdoor area is enclosed with fence panels, creating a safe and private environment for children and pets. This impressive corner plot offers both kerb appeal and practical outdoor living, making it an exceptional choice for families and professionals alike.