BEN ROSE



Seathwaite Road, Bolton

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom terraced home, ideally suited to couples, small families and first-time buyers looking to step onto the property ladder. Offering well-proportioned accommodation throughout, a modern fitted kitchen diner and the added benefit of a particularly attractive private split-level rear garden, this lovely home combines comfortable living spaces with practical features both inside and out. Situated in Bolton, the property is conveniently positioned for a range of local amenities, including everyday shopping facilities, supermarkets, schools and leisure facilities, whilst Bolton town centre offers a wider selection of shops, restaurants and entertainment options. The area is also well served by public transport, with Bolton railway station providing regular services towards Manchester, Preston and beyond, alongside local bus routes connecting the surrounding neighbourhoods and nearby towns. For those commuting by car, the M61 and M60 motorway networks are readily accessible, offering convenient connections across Greater Manchester and further afield.

Stepping inside, the welcoming reception hall immediately sets the tone, featuring attractive parquet-effect laminate plank flooring which continues through into the main living areas. Moving through to the spacious front lounge, there is ample room for comfortable furnishings, with a large front-facing window allowing plenty of natural light to fill the space. Further features include a charming coved ceiling, useful under-stairs storage and a staircase leading to the first floor. An opening to the rear seamlessly connects the lounge with the generously proportioned kitchen diner, creating a lovely flow between the principal ground floor living spaces. The kitchen diner offers ample room for a family dining table and is fitted with a modern range of units complemented by a selection of integrated appliances. Matching parquet-effect flooring continues throughout, whilst a further coved ceiling adds a finishing touch. A rear-facing window provides additional natural light, and sliding patio doors offer a lovely connection to the garden beyond, making this an ideal space for everyday family life and entertaining.

Moving upstairs, the first-floor landing provides access to two well-proportioned bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and benefits from dual front-facing windows, creating a bright and airy atmosphere, alongside an integrated storage cupboard and laminate plank flooring. Bedroom two overlooks the rear garden and also features matching laminate plank flooring, offering a versatile space that could comfortably accommodate a bed and additional furnishings, or alternatively serve as a nursery, guest bedroom or home office. Completing the accommodation is the three-piece family bathroom, comprising a bath with overhead shower and fitted shower screen, complemented by a feature tiled wall and tiled flooring.

Externally, the property benefits from a tarmacked driveway to the front, providing off-road parking for one vehicle. To the right, an arched opening leads through the property, providing access to the rear garden, whilst to the left is a raised gravelled section featuring an attractive mature palm tree. A small flagged area sits immediately outside the entrance, adding further character to the frontage. To the rear, the property boasts a particularly appealing private split-level garden, offering a variety of areas to enjoy throughout the warmer months. The lower section features a central flagged pathway bordered by artificial grass on either side, providing a neat and low-maintenance outdoor space, with a plastic garden shed positioned to the right for additional storage. Three brick steps lead up to the upper section, where a gravelled garden provides space for outdoor seating. A charming seating area is enclosed within a three-sided brick wall, creating a sheltered and defined spot for relaxing or entertaining. Beyond this, a further gravelled section leads towards the rear boundary, with mature trees growing beyond to provide a pleasant natural backdrop. Overall, this is a beautifully presented home offering well-balanced accommodation, a modern kitchen diner and an appealing private garden, making it an excellent opportunity for first-time buyers, couples and small families alike.





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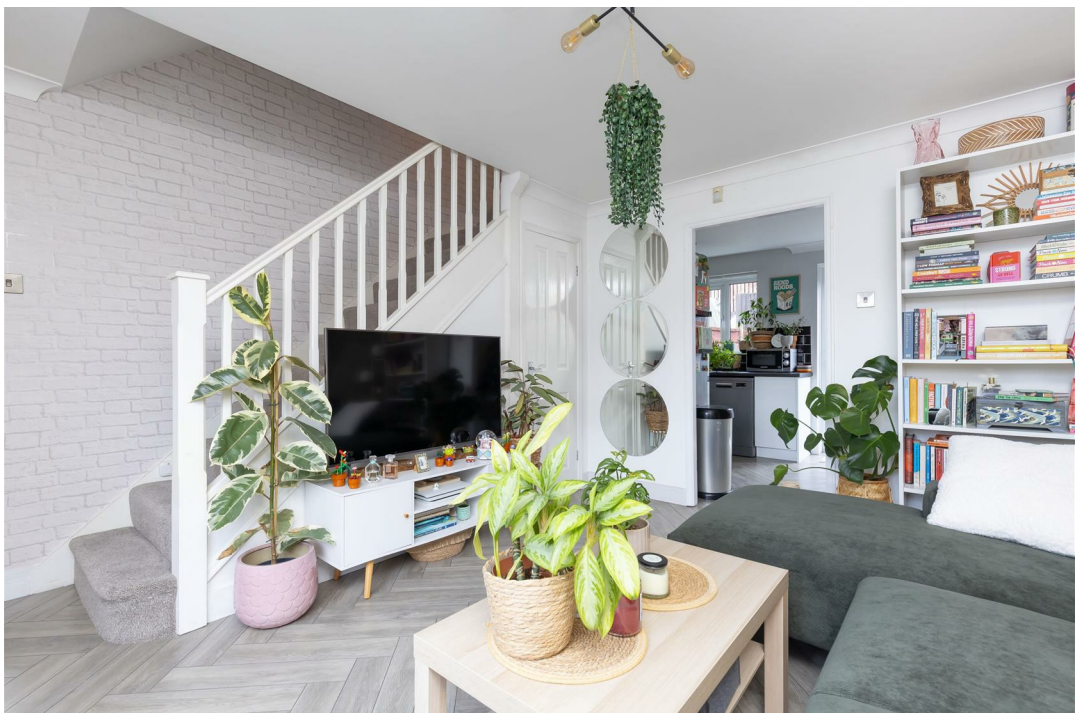

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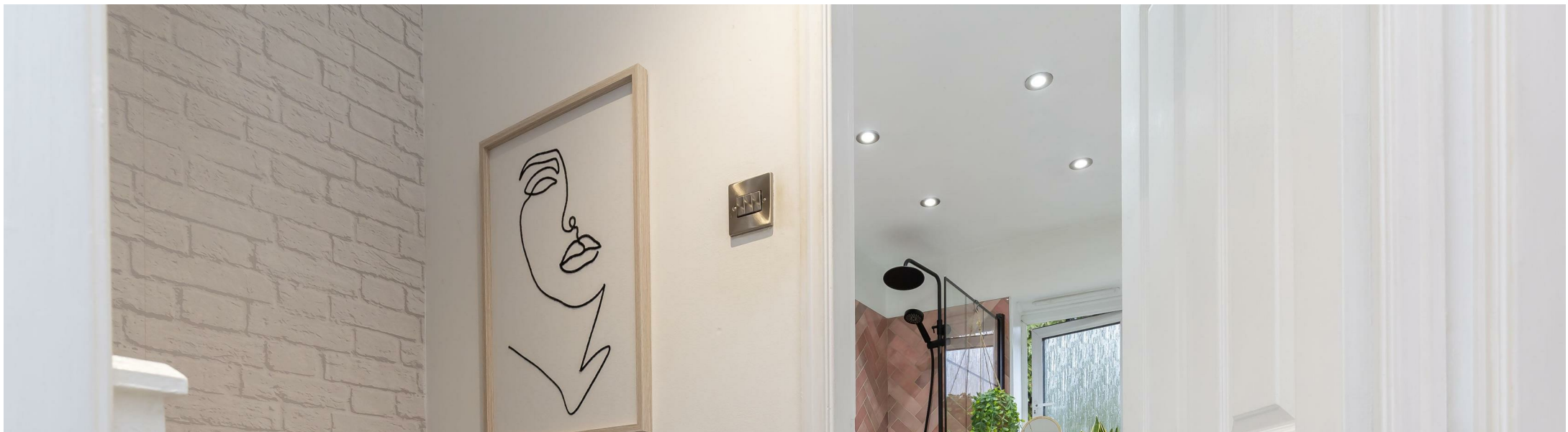

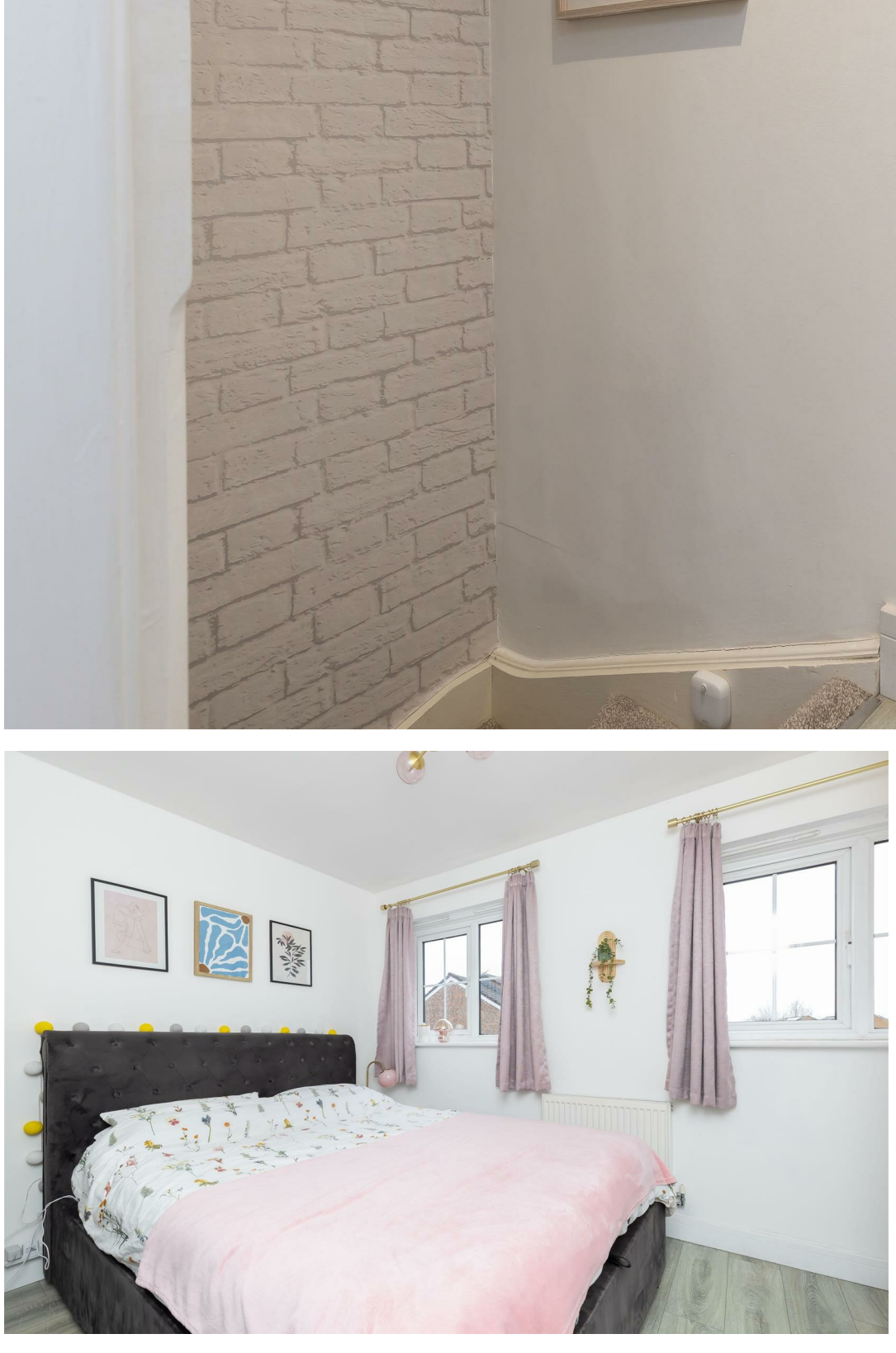






Goodbye
and
good
luck







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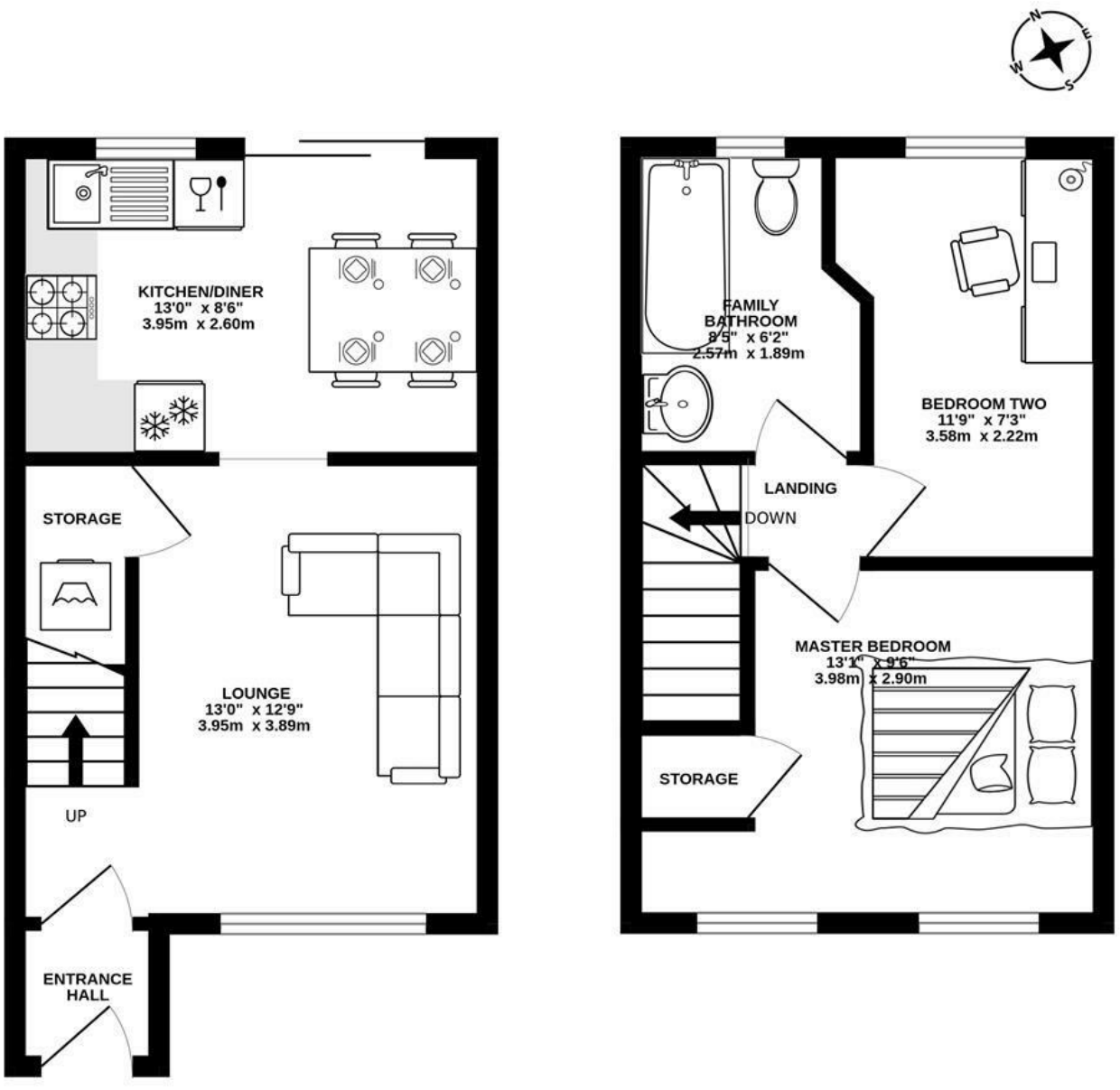
GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.

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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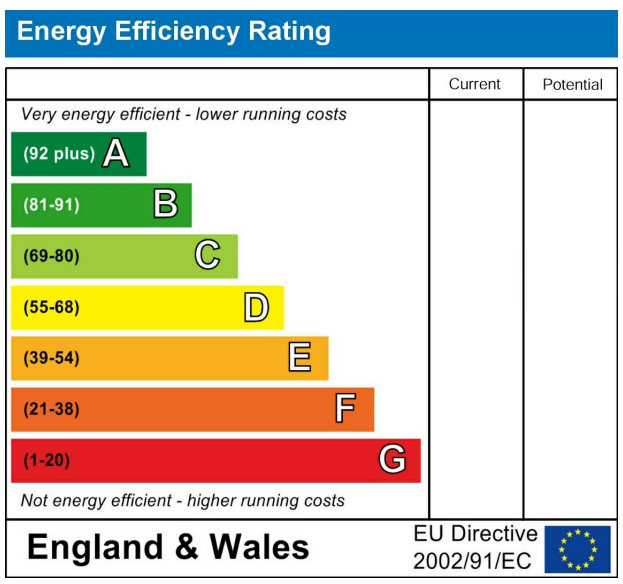

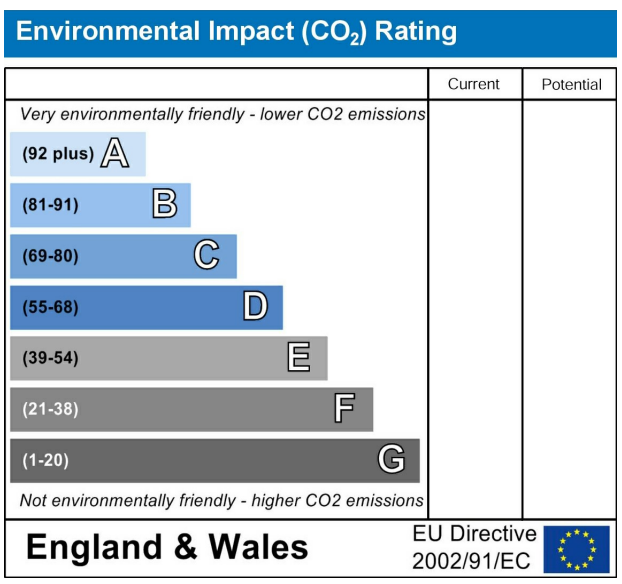

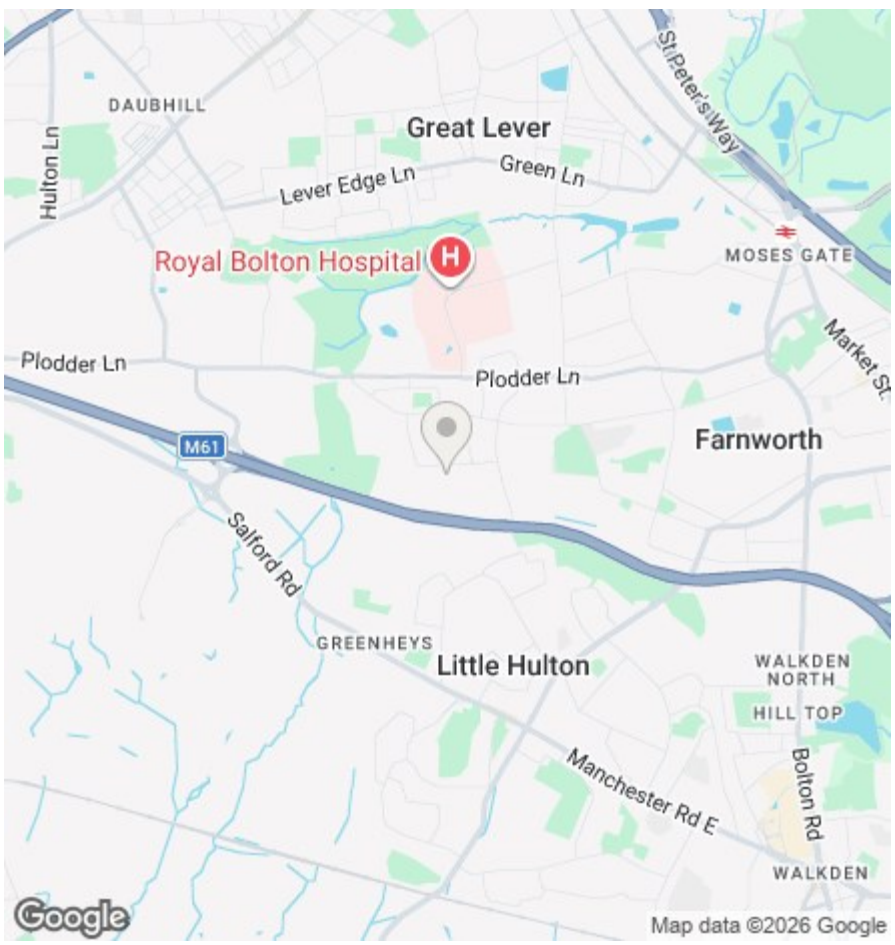

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