



40 Elderfield Road, Bolton

£210,000 Freehold

Two double bedroom modern home • Modern kitchen with integrated appliances • Downstairs W.C. • Modern three piece bathroom suite with power shower over the bath • Driveway for one vehicle • Freehold property • No chain • Walking distance to outstanding schools both primary and secondary • close to Hulton Playing Fields • Walking distance to local mosques





This beautifully presented two double bedroom terraced house offers modern living in a highly sought-after residential area. The property is freehold and available with no onward chain, making it an ideal choice for first-time buyers, young professionals or those seeking a straightforward move. Upon entering the home, you are welcomed by a spacious hallway leading to a contemporary kitchen fitted with integrated appliances, providing both style and functionality for every-day living. The bright and airy lounge offers ample space for relaxation and entertaining, while the convenient downstairs W.C. adds to the practicality of the layout.

Upstairs, there are two generously sized double bedrooms, each offering excellent storage options and comfortable accommodation. The modern three piece bathroom suite features a power shower over the bath, creating a fresh and inviting space for unwinding at the end of the day. This home is perfectly positioned within walking distance of outstanding primary and secondary schools, making it an excellent choice for families. In addition, the property is within easy reach of local mosques and the popular Hulton Playing Fields, catering to a variety of lifestyle needs.

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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The outside space is thoughtfully designed to complement the modern interior, offering a combination of practicality and kerb appeal. The front of the property features a flagged pathway leading to the entrance, a tarmac driveway providing off-road parking for one vehicle, and a small lawned area that enhances the overall appearance. To the rear, the garden boasts an immediate flagged patio area, perfect for outdoor dining or relaxing with family and friends. Beyond the patio, a well-maintained lawn provides additional space for children to play or for gardening enthusiasts to enjoy. The garden is fully enclosed with a fence panel surround, ensuring privacy and security for residents. Whether you are looking to entertain guests, enjoy summer barbeques or simply relax in a peaceful setting, the outdoor space at this property is sure to meet your needs. With its combination of modern features, excellent location and attractive outside space, this home represents a fantastic opportunity to secure a stylish and comfortable residence in a popular neighbourhood. Early viewing is highly recommended to appreciate all that this delightful property has to offer.