





126 Church Road, Bolton

£280,000 Leasehold

Three double bedroom semi detached property • Two reception rooms • Modern high gloss white kitchen • Modern bathroom suite • Separate W.C. • Utility room • Off road parking at the rear for two vehicles • Potential to extend STPP • Walking distance to outstanding schools both primary and secondary • Close to local amenities

Wilcox Estate Agents Ltd.







This well-presented three double bedroom semi detached house offers an excellent opportunity for families and professionals seeking a spacious and modern home within walking distance of outstanding primary and secondary schools. Upon entering, you are welcomed by a bright entrance hallway that leads to two generously sized reception rooms, ideal for both relaxing and entertaining. The contemporary high gloss white kitchen provides ample storage and workspace, complemented by a separate utility room for added convenience.

Upstairs, the property features three double bedrooms, a modern bathroom suite, and a separate W.C., ensuring practicality for busy households. The layout is thoughtfully designed to maximise both comfort and functionality. Additional benefits include off road parking at the rear for two vehicles, and the property holds further potential to extend, subject to the necessary planning permissions (STPP). Located close to a range of local amenities, this home is perfectly placed for easy access to shops, cafes, and transport links, making daily life both convenient and enjoyable.

GROUND FLOOR

1ST FLOOR



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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 equally appealing, offering a welcoming approach to the property. A low level brick wall and wrought iron gate provide an attractive entrance, leading onto a stoned area that is thoughtfully landscaped with a variety of bushes, shrubs, and planters. A pathway guides you to the front door, creating a pleasant first impression and a sense of privacy. The rear of the property is easily accessible and offers secure off road parking for two vehicles, a rare and valuable feature in this sought-after location. This outdoor area presents opportunities for further landscaping or outdoor seating, making it ideal for enjoying warmer weather or entertaining guests. With its combination of stylish interiors, flexible living spaces, and well-maintained outside areas, this property represents a superb choice for buyers seeking a comfortable and versatile family home in a desirable neighbourhood.