



76 Crossdale Road, Bolton

£145,000 Leasehold

Two double bedrooms terrace property • Modern matt white kitchen with wood laminate worktops • Large lounge/diner • Modern shower room • Low maintenance rear garden with an Indian stone patio • Outbuilding currently being used as an office • Driveway for one vehicle • Walking distance to local amenities • Close to good schools both primary and secondary • E.V. charger

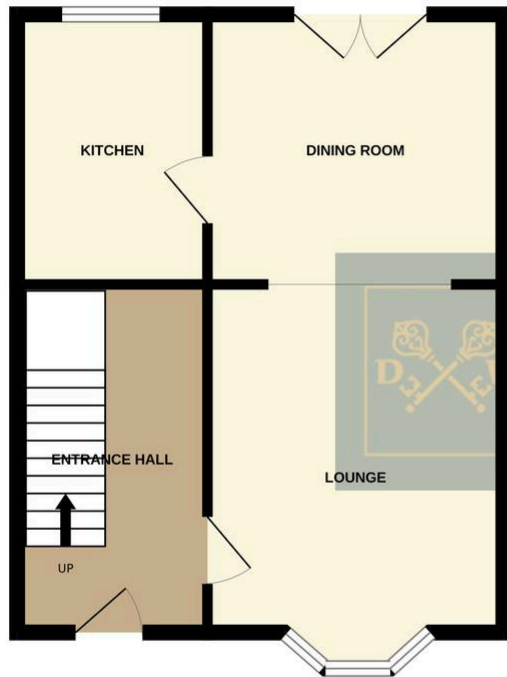




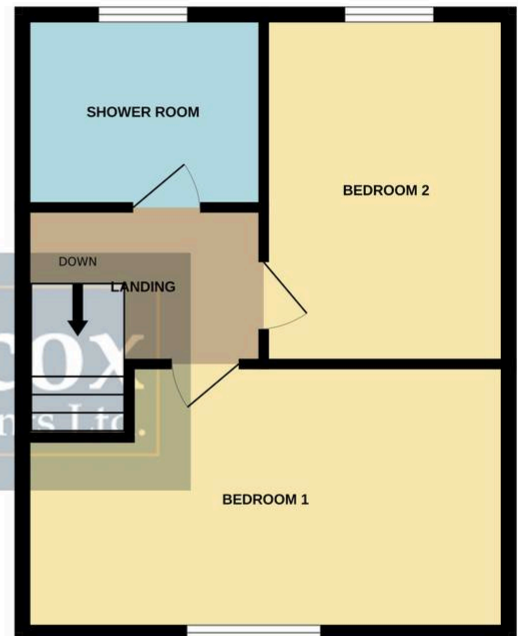
This beautifully presented two-bedroom terraced house offers an ideal blend of contemporary style and practical living, making it perfect for professionals, couples, or small families. Upon entering, you are greeted by a welcoming entrance hall leading into a spacious lounge and dining area, designed to accommodate both relaxation and entertaining. The modern kitchen features a matt white finish with wood laminate worktops, providing a sleek and functional space for meal preparation.

Upstairs, you will find two generously sized double bedrooms, each offering ample space for storage and furnishings. The property also benefits from a stylish, recently updated shower room, ensuring comfort and convenience for the whole household. With the added advantage of an outbuilding currently being used as a home office, this property is well-suited for those who work remotely or require additional flexible space. Situated within walking distance of local amenities and close to highly regarded primary and secondary schools, this home offers both convenience and a sense of community. Additional features include gas central heating, double glazing, and an E.V. charger, making it a future-proof choice for environmentally conscious buyers.

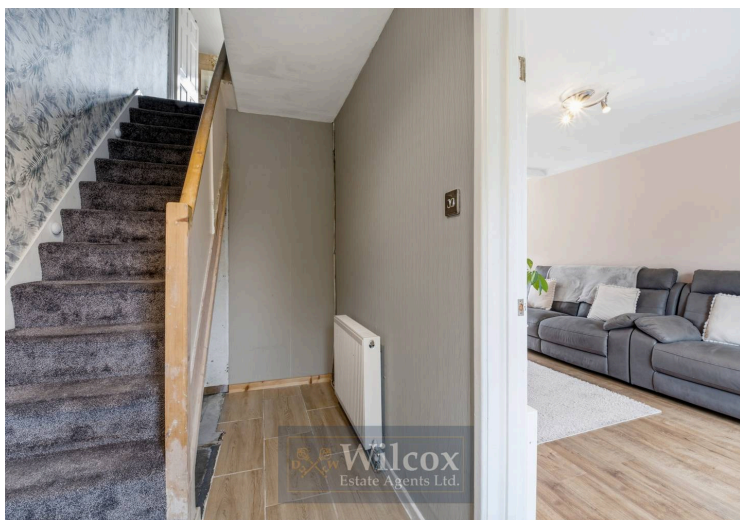
GROUND FLOOR



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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Externally, the property boasts a low maintenance rear garden, thoughtfully designed with an Indian stone patio that provides the perfect setting for outdoor dining or relaxing with family and friends. The outbuilding, currently configured as an office, offers further versatility and could be adapted to suit a variety of needs, such as a studio or gym (subject to relevant permissions). To the front of the property, a flagged driveway provides off-road parking for one vehicle, while a matching flagged pathway leads to the front door, adding to the property's attractive kerb appeal. The garden has been designed with ease of upkeep in mind, allowing you to enjoy your outdoor space without the need for extensive gardening. Whether you are looking for a stylish first home, a practical family residence, or a property with excellent commuter links and amenities close by, this delightful terraced house is sure to impress. Early viewing is highly recommended to appreciate the quality and flexibility this home has to offer.