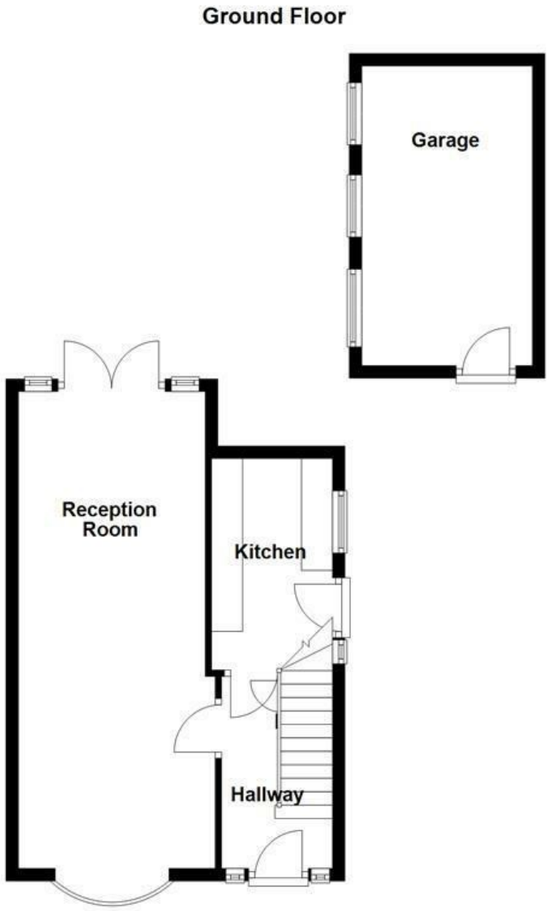
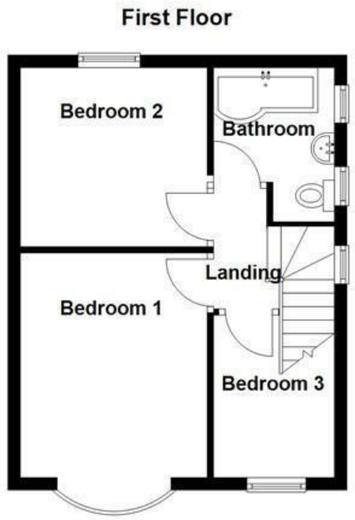
Keenans



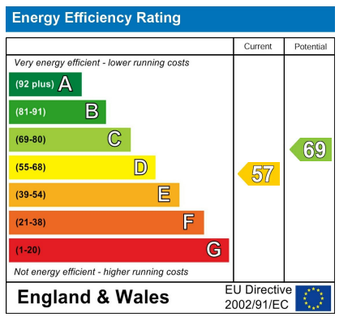












Blenheim Road, Bolton, BL2 6ET

Offers Over £215,000

A THREE BEDROOM FAMILY HOME IN BOLTON - NOT TO BE MISSED!

Three bedrooms, fantastic family space, and a beautiful garden – this Bolton gem ticks all the boxes.

Nestled on the charming Blenheim Road in Bolton, this superb three-bedroom semi-detached house presents an excellent opportunity for families seeking a welcoming and spacious home. The property boasts a thoughtfully converted garage, providing additional living space that can be tailored to your needs, whether as a playroom, study, or extra storage.

As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for family gatherings and entertaining guests. The well-proportioned rooms are filled with natural light, creating a bright and airy feel throughout the home.

One of the standout features of this property is the stunning garden, which offers a tranquil retreat for relaxation and outdoor activities. It is an ideal space for children to play, or for hosting summer barbecues with friends and family.

This delightful home is not to be missed, as it combines comfort, style, and practicality in a sought-after location. With its excellent amenities and transport links nearby, this property is sure to appeal to those looking for a perfect family abode in Bolton. Don't miss your chance to make this wonderful house your new home.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Blenheim Road, Bolton, BL2 6ET

Offers Over £215,000

3 | 1 | 1 | D

- Stunning Semi-Detached Property
- Perfect for Young Families
- Driveway with Space for Three Cars
- EPC Rating D
- Potential to Extend
- Three Bedrooms & Three Piece Bathroom
- Freehold
- Onward Chain Already Secured
- Enclosed Rear Garden with Outdoor Socket
- Council Tax Band B

Ground Floor

Hallway

10'2 x 5'10 (3.10m x 1.78m)

Composite front entrance door, three double glazed UPVC windows, central heating radiator, smoke alarm, hardwood flooring, stairs to the first floor, understairs storage and doors to reception room and kitchen.

Reception Room

25'2 x 10'5 (7.67m x 3.18m)

UPVC double glazed bow window, two UPVC double glazed windows, central heating radiator, spotlights, wall mounted electric fire and UPVC double glazed French doors to the rear.

Kitchen

11'2 x 6'5 (3.40m x 1.96m)

Two double glazed UPVC windows, a range of panelled wall and base units with laminate work surface, stainless steel one and half bowl sink with mixer tap and draining board, integrated electric oven, four ring gas hob, extractor hood, part tiled splashback, space for fridge freezer, plumbing for washing machine and dishwasher, spotlights, tile effect lino flooring and UPVC door to the rear.

First Floor

Landing

7'3 x 6'8 (2.21m x 2.03m)

UPVC double glazed window, loft access with pull down ladder and boarded, doors to three bedrooms and bathroom.

Bedroom One

11'10 x 10' (3.61m x 3.05m)

UPVC double glazed bow window and central heating radiator.

Bedroom Two

10'11 x 9'8 (3.33m x 2.95m)

UPVC double glazed window, central heating radiator and cupboard housing the combi boiler.

Bedroom Three

8'7 x 6'4 (2.62m x 1.93m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 6'7 (2.49m x 2.01m)

Two UPVC double glazed windows, towel rail, dual flush WC, vanity top basin with waterfall tap, bath with direct feed shower overhead and additional rinse head, spotlights, storage and tile effect lino flooring.

External

Garage

15'10 x 8'8 (4.83m x 2.64m)

Three UPVC double glazed windows, storage heater, spotlights, space for fridge, plumbing for dryer and door leading to rear garden.

Rear

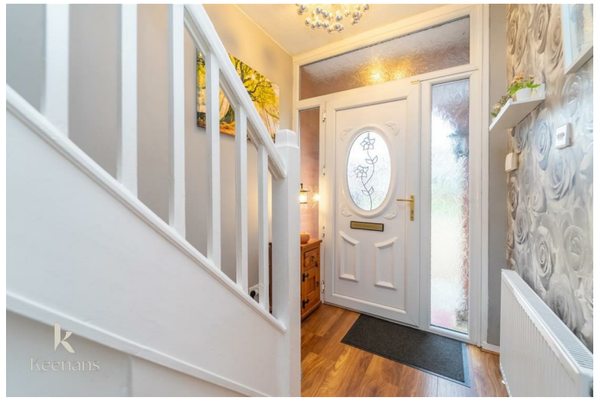
Enclosed laid to lawn garden, paving, stone chippings, timber shed, access to garage and sheltered canopy for hot tub.

Front

Stone chippings for off road parking and paving leading to front entrance door.










Tel: 01617510340

www.keenans-estateagents.co.uk