



23 Whiteoak View, Bolton

£245,000 Freehold

Three bedroom semi detached property • Modern kitchen with grey laminate worktops • Orangery • Modern shower room • Driveway for multiple vehicles • Cul-de-sac position • Walking distance to Leverhulme Park • Close to good schools both primary and secondary • Walking distance to Moses Gate Country Park • Close to A666 to Manchester and surrounding areas





Welcome to this beautifully presented three bedroom semi detached house, situated in an enviable cul-de-sac position. This inviting property combines modern finishes with a practical layout, making it an ideal choice for families and professionals alike. Its convenient location places you within walking distance of Leverhulme Park and Moses Gate Country Park, as well as within close proximity to well-regarded primary and secondary schools. Commuters will appreciate the easy access to the A666, offering straightforward routes to Manchester and surrounding areas.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The spacious lounge offers a comfortable setting for relaxation and entertaining guests. Natural light fills the room, creating a warm and inviting atmosphere that is perfect for family gatherings or quiet evenings in.

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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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The heart of the home is the modern kitchen, which has been thoughtfully designed to cater to the needs of a busy household. Featuring sleek grey laminate worktops and contemporary cabinetry, the kitchen provides ample storage and preparation space.

One of the standout features of this property is the orangery, which offers a versatile space that can be used as a second reception room, playroom, or home office. With views over the rear aspect, the conservatory is bathed in natural light throughout the day, making it a pleasant and tranquil spot to unwind or work from home.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom is generously sized and can accommodate a range of bedroom furniture, while the second bedroom also offers ample space for a double bed and storage. The third bedroom is ideal as a child's room, guest room, or study, depending on your needs.

The modern shower room has been finished to a high standard, featuring a contemporary suite and stylish tiling. The walk-in shower enclosure, vanity unit, and heated towel rail combine to create a space that is both functional and aesthetically pleasing. The neutral tones and quality fixtures ensure a relaxing environment for daily routines.

Additional features of the property include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. The home also benefits from a driveway with space for multiple vehicles, providing invaluable off-road parking for residents and visitors alike.