



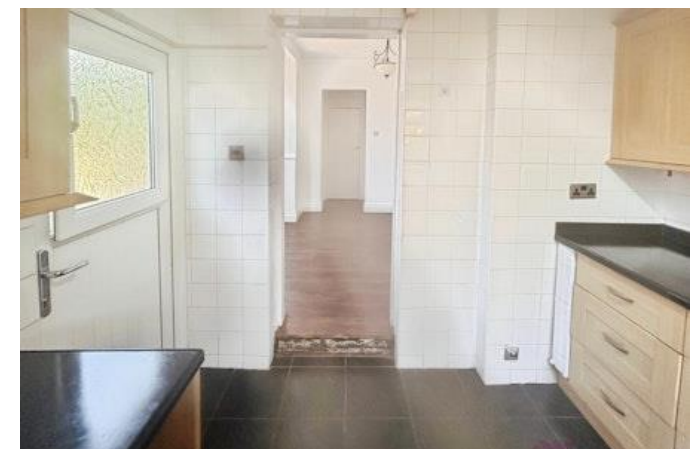
Chorley New Road, Bolton

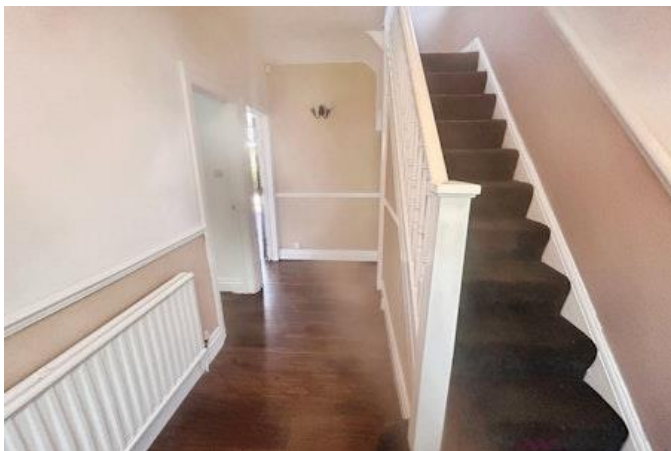
**OIRO £340,000**



## Key Features

- 3 bed semi detached
- Two reception rooms
- Driveway parking
- Front & rear gardens
- Desirable location
- Close to local amenities/ transport links
- EPC rating D
- Leasehold
- Council tax band D





For sale, this three-bedroom semi-detached house on Chorley New Road, Heaton offers practical space in a sought-after location near Bolton School, well-suited to families and first-time buyers.

Inside, you'll find two reception rooms. The front reception features a bay window with large window, allowing plenty of natural light and a pleasant garden outlook. The rear reception also enjoys garden views and benefits from French doors opening directly onto the garden, creating an easy flow between indoors and outdoors. A fireplace provides a cosy focal point.

The neutrally decorated kitchen includes wall and base units, tiled flooring and a characterful stable door leading outside. Upstairs are three bedrooms: a master bedroom with built-in wardrobes, a further double bedroom also with built-in wardrobes, and a single bedroom. The bathroom offers a bath with shower over, hand basin and vanity unit. The property also benefits from plenty off street parking , EPC rating D and Council Tax band D.

The location places you within easy reach of local amenities along Chorley New Road and Bolton town centre, with supermarkets, cafes and everyday shops close by. Families will appreciate nearby schools and green spaces, including local parks ideal for walks and play.

Public transport links are good, with regular bus services along Chorley New Road into Bolton and towards Horwich. Bolton train station offers routes to Manchester in around 20-25 minutes and further connections across the North West, making commuting straightforward. This is a practical home in a convenient Bolton setting.

#### Tenure & council tax band

We are advised that the property is Leasehold with \*\*\*\* remaining and Bolton council tax band D.

#### Hallway

Entrance is made to this substantial sized family home via a small porch that leads into a generous hallway, Access can be made to all rooms on the ground floor and stairs to the first floor.

#### Lounge

An extremely spacious lounge to the front of the property with large bay window overlooking the beautiful lawned garden with trees and shrubbery, laminate flooring, wall and ceiling lights, radiator and coal effect gas fire and surround.





### Dining room

Located to the rear of the property with a large bay window allowing lots of natural light to enter the room, French doors allowing easy access to the rear garden, laminate flooring, wall and ceiling lights, radiator and coal effect gas fire and surround.

### Kitchen/ seating area

Located to the rear of the property the kitchen comprises wood effect wall and base units, gas hob/electric oven, extractor fan, standalone dishwasher, tiled flooring, ceiling light, tiled walls and stable door to the garden. Just before entering the kitchen is an ideal area for seating/snug area.

### Bedroom one

A great sized king size bedroom located to the front of the property with large bay window, radiator, ceiling light, fitted wardrobes and drawers.

### Bedroom two

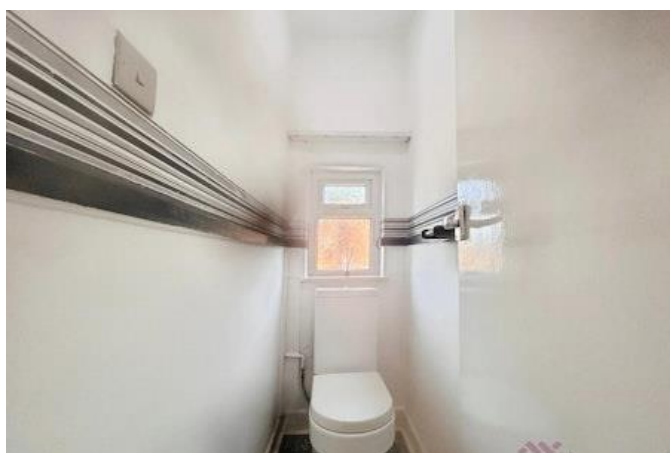
Located to the rear of this property is another substantial sized bedroom with fitted wardrobes, ceiling light and radiator. The bedroom overlooks the rear garden.

### Bedroom three

An ideal room located to the front of the property with bay window, ceiling light and radiator. An ideal room to be used as a single room, dressing room, office or nursery.

### Bathroom

A goodsized family bathroom, shower over bath, hand basin with vanity unit, lino flooring, ceiling light and window.



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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further



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