



## 15 Firwood Lane, Bolton

£200,000 Leasehold

Three bedroom semi detached property • Two reception rooms • Conservatory • Separate garage with up and over door • Modern shower room • Block paved driveway • Low maintenance rear garden • In need of some modernisation • Downstairs W.C. • Close to local train station





This well-proportioned three bedroom semi detached house offers spacious and flexible accommodation, ideally suited to families or those seeking additional living space. The property features two reception rooms, providing options for both formal dining and relaxed family living. A bright conservatory overlooks the rear garden, creating an inviting spot for morning coffee or entertaining guests. The kitchen is functional and benefits from easy access to the dining area, while a downstairs W.C. adds convenience for residents and visitors alike.

Upstairs, three generous bedrooms offer comfortable accommodation, all served by a modern shower room that has been recently updated. The property is in need of some modernisation, giving buyers the opportunity to personalise and add value. A separate garage with an up and over door provides secure parking or useful storage space. Located close to the local train station, this home is ideal for commuters and families who value excellent transport links.

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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Outside, the property boasts a block paved driveway with space for two vehicles, offering practical off-road parking. Access runs down the side of the property, secured by a brick wall and double wrought iron gates, leading to the rear garden and garage. The rear garden has been designed for low maintenance, with a block paved surface that is both neat and practical, perfect for outdoor seating or al fresco dining. A fence panel surround provides privacy, and there is an outside hosepipe connection for added convenience. The garage is easily accessible from the garden, making it ideal for secure storage of bikes, garden equipment or a vehicle. This well-located property combines generous outdoor space with practical features, making it an excellent choice for buyers seeking a home with both comfort and potential.