



6 Cloughton Avenue, Bolton

£270,000 Leasehold

Four bedroom extended semi detached property • Three reception rooms • Two bathrooms • Modern kitchen with integrated appliances • Utility room • Open plan living • Garage to the rear for storage • Imprinted concrete driveway for two vehicles • Fitted wardrobes in the the three double bedrooms • Close to great schools both primary and secondary





This impressive four bedroom extended semi detached house offers spacious and versatile family living in a highly sought after residential area, close to excellent primary and secondary schools. The property is thoughtfully arranged over two floors and boasts three well-proportioned reception rooms, providing ample space for relaxing, entertaining, or working from home. The modern open plan kitchen is fitted with a range of high quality integrated appliances, complemented by a practical utility room for added convenience.

Both family bathrooms are finished in a contemporary style, ensuring comfort and functionality for busy households. Three of the bedrooms are generous doubles, each featuring fitted wardrobes to maximise storage, while the fourth bedroom is ideal as a single room, nursery or home office. Additional features include a garage to the rear for secure storage and an imprinted concrete driveway to the front, providing off-road parking for two vehicles. The property's layout is designed for modern family life, combining elegance with everyday practicality.

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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The outside space has been thoughtfully landscaped to offer low maintenance living and attractive kerb appeal. The imprinted concrete driveway is framed by a neat fence panel surround, with a shale area adding texture and interest to the frontage. There is convenient access to the side of the property, leading to the rear where the garage is situated, providing further storage solutions for bikes, garden equipment or additional household items. The generous driveway ensures parking is never an issue, making this home ideal for families with multiple vehicles or visiting guests. The overall design of the outdoor areas ensures privacy, security and a pleasant environment for both adults and children to enjoy. This property presents an excellent opportunity for those seeking a stylish and spacious family home in a prime location, with both indoor and outdoor spaces finished to a high standard.