



128 Thicketford Road, Bolton

£160,000 Leasehold

Three double bedroom mid terrace property • Two reception rooms • Utility room • Modern bathroom with power shower over the bath • Low maintenance rear garden • Close to outstanding schools both primary and secondary • Walking distance to local train station • Close to local amenities • Walking distance to Seven Acres Country Park • Close to motorway links to Manchester

Wilcox
Estate Agents Ltd.





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

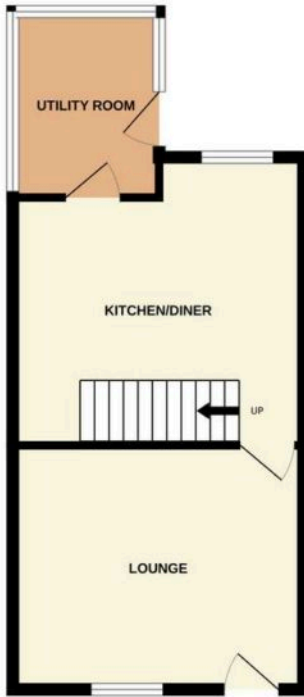
17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase



A well-equipped utility room, providing convenient space for laundry and storage tasks. The modern bathroom is elegantly designed and features a power shower over the bath for a relaxing showering experience. The property also benefits from a low-maintenance rear garden, making it easy to maintain and perfect for enjoying outdoor relaxation.

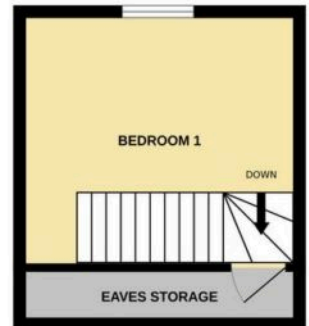
GROUND FLOOR



1ST FLOOR



2ND 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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Welcome to this charming three-bedroom terraced house located in a sought-after area.

This mid-terrace property boasts three generous double bedrooms, ideal for families or those seeking additional space for guests or a home office. The property features two reception rooms offering flexibility for various living arrangements, whether it be a formal dining area and cosy family room.

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Situated in a prime location, this property is within close proximity to outstanding primary and secondary schools, ensuring quality education options for families with school-aged children. The convenience of being within walking distance to the local train station makes commuting a breeze for professionals or those who enjoy exploring the surrounding areas via public transportation.

Additionally, residents will appreciate the property's proximity to local amenities, offering easy access to daily essentials such as shops, cafes, and other services. Nature enthusiasts and outdoor lovers will delight in the property's close proximity to Seven Acres Country Park, providing an ideal setting for leisurely strolls, picnics, or outdoor activities.

For those who require convenient access to major transportation routes, this property is strategically located near motorway links to Manchester, offering easy connections for commuters or those looking to explore the vibrant city centre for work or leisure activities.

Overall, this well-appointed terraced house presents a wonderful opportunity to own a comfortable and conveniently located property in a desirable neighbourhood. Whether you are a growing family, a working professional, or someone seeking a cosy retreat within reach of urban conveniences, this property offers a blend of comfort, space, and convenience tailored to modern lifestyles. Don't miss the chance to make this inviting property your new home. Period.