



RESIDE
BOLTON



6 Burr Lane
, Bolton, BL3 3GG

Asking Price £330,000



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, Bolton, BL3 3GQ

Built in 2023 by Northstone, this beautifully presented three-bedroom detached home offers stylish, contemporary living in immaculate, move-in-ready condition — and is available CHAIN FREE.

The ground floor features a generous open-plan kitchen and living space, designed for modern family life and effortless entertaining. The sleek, contemporary kitchen flows seamlessly into the living area, creating a bright and welcoming heart of the home. A downstairs loutility adds everyday practicality.

Upstairs, there are three well-proportioned bedrooms. The standout principal bedroom benefits from a walk-in wardrobe and a modern en-suite shower room. The remaining bedrooms are served by a high-quality three-piece family bathroom.

Externally, the property offers off-road parking and the low-maintenance advantages of a nearly new build.

A superb opportunity for families, professionals, or downsizers seeking a modern, spacious, and chain-free home ready to move straight into.

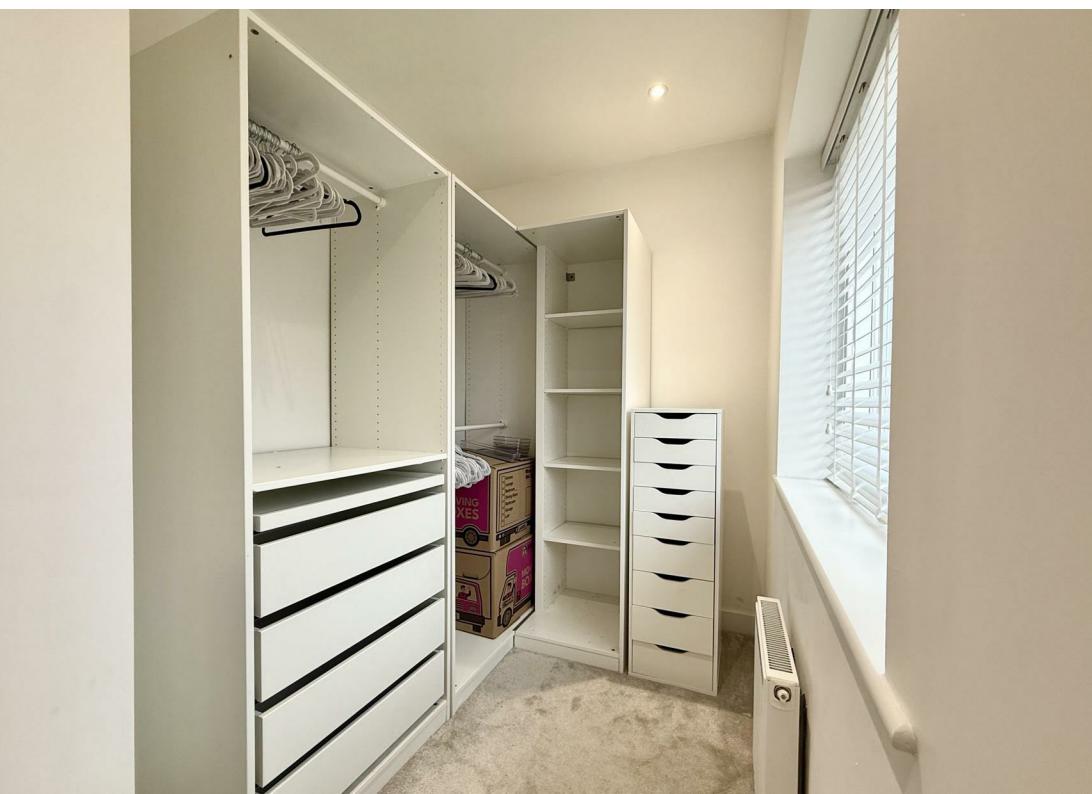
Internal

A beautifully presented three-bedroom detached home in true move-in condition. The ground floor features an open-plan kitchen/diner, a welcoming open hallway flowing into the rear lounge, plus a handy utility and additional storage. Upstairs offers three generous bedrooms, including an impressive master with en-suite and walk-in wardrobe. Stylish, spacious, and ready to go.

External

Set on the sought-after Airie development by Northstone, the property boasts a generous rear garden with patio, pergola, and

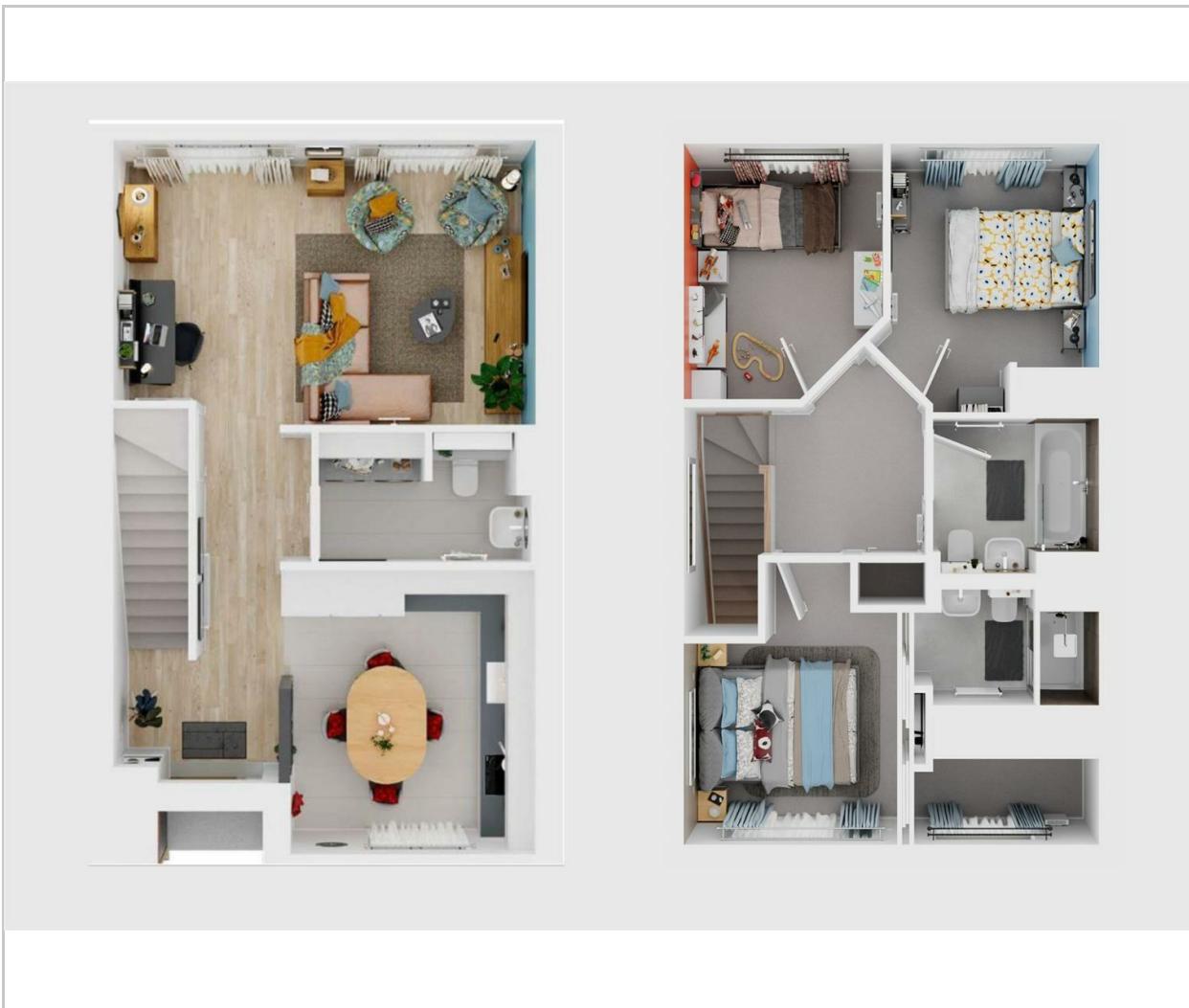




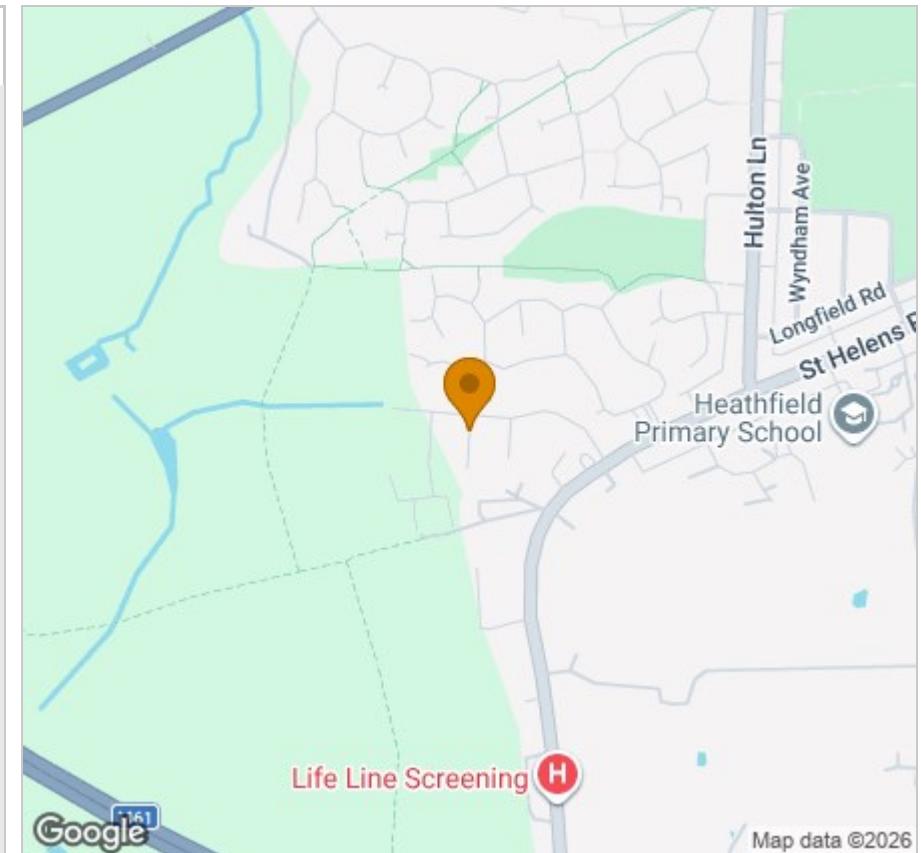
convenient side access to parking for several cars. To the front, there is a practical external storage locker, completing this well-designed and low-maintenance outdoor space.

- CHAIN FREE
- 3 Bedroom Detached
- Driveway Parking
- Large Rear Garden
- Downstairs W/C
- EPC B
- Move in Condition
- Kitchen Island

Floor Plan



Area Map



Viewing

Please contact our Reside Bolton Office on 0161 808 0408
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	