



Spinning Grove

Bolton, BL1 8GH

Offers over £300,000



Tucked away on a peaceful cul-de-sac with a south-facing rear garden and excellent kerb appeal, this three-bedroom detached home is presented in immaculate condition with bright, airy interiors. It's an ideal choice for young families or those looking to downsize without compromise. The accommodation briefly includes an entrance hall, lounge, open-plan kitchen and dining area, downstairs WC, three bedrooms with an en-suite to the master, and a family bathroom. Externally, the home benefits from a private driveway and a sunny, non-overlooked rear garden.



Living Space

The entrance hall immediately sets the tone with its contemporary finish, leading to the lounge on the right. This welcoming space is filled with natural light from the bay window and styled in fresh, neutral décor, offering a modern and calming environment to relax.

At the rear, the open-plan kitchen and dining area stretches the full width of the property, with French doors opening directly onto the garden and an additional rear window enhancing the bright, spacious feel. Perfect as the social hub of the home, this room caters equally to everyday family life and entertaining friends. On warm summer days, the French doors invite that sought-after indoor-outdoor lifestyle. The kitchen itself mirrors the home's modern style with sleek cabinetry and integrated appliances including oven, four-ring gas hob with extractor, dishwasher, and sink with drainer and mixer tap.

The ground floor also benefits from a WC by the front door which adds further convenience for family life.

Bedrooms & Bathrooms

Upstairs, a spacious landing links three well-proportioned bedrooms and the family bathroom. The master bedroom benefits from a full range of fitted wardrobes and drawers, together with a modern en-suite featuring a walk-in shower, basin, and WC finished with matching tiled surrounds. The second bedroom also includes stylish fitted wardrobes with mirrored fronts, while the third makes an ideal child's room or study. The family bathroom comprises a three-piece suite with bath and shower, basin, and WC, with neutral tiling complemented by wood-effect flooring.

Outside Space

The property is fronted by a neat lawn and double driveway that enhance its welcoming appeal. To the rear, the private south-facing garden enjoys all-day sunshine and is not overlooked. It is beautifully presented with a central lawn and bordered shrubs that create a pleasing green space – a lovely setting for both relaxation and play. The garden features an outside tap, and there is also an EV charging point fitted at the front of the house near the drive.

Location

Spinning Grove is a peaceful cul-de-sac just off Crompton Way, enjoying a very convenient position while being quiet and ideal for family life. Hall i'th' Wood railway station is within walking distance, offering direct links to Bolton, Manchester, and beyond – making it a practical choice for commuters.

Families benefit from a strong selection of schools, with several primaries nearby and well-regarded secondaries including Thornleigh, Sharples, and Canon Slade all within easy reach. The local bus stop is in walking distance, which is also an active stop for several private schools, including Bolton School.

Astley Bridge's retail area is only minutes away, home to supermarkets, independent shops, cafés, and everyday amenities. Another handy benefit of the location is the local health centre is also in walking distance. With excellent road connections and public transport options, this is a location that blends convenience, connectivity, and community.

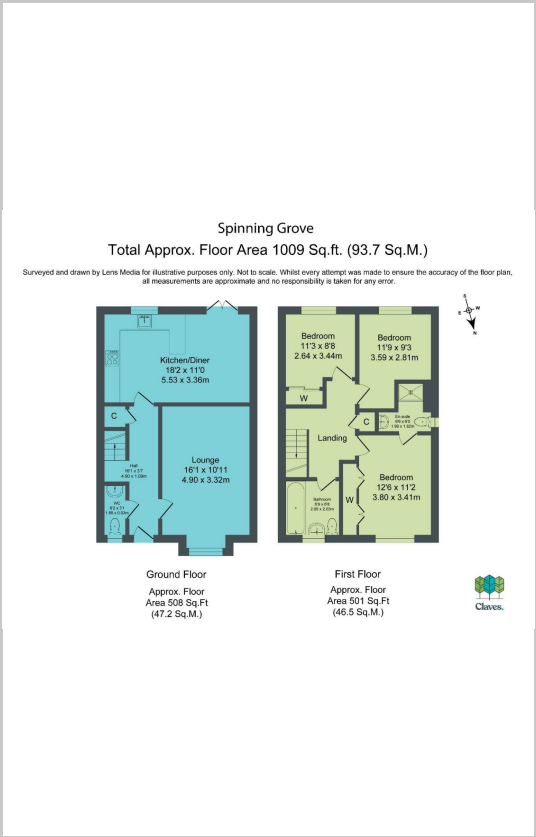
Key Details

- Tax band: D
- Tenure: Leasehold
- Ground rent: £205 per annum
- Term: 999 years from 1st August 2015
- Heating: Gas boiler and radiators
- Boiler: Ideal combi, located in the kitchen
- Water: On a meter
- Loft: Fitted with a pulldown ladder
- Energy rating: 83/B, considered very good and higher than average
- Note: As of writing, we are advised the property has 3 years remaining on the NHBC warranty

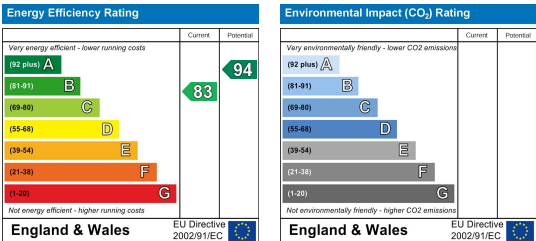
Area Map



Floor Plans



Energy Efficiency Graph



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