Claves.



Turton Road

Bolton, BL2 3DX

Offers around £265,000

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A spacious and versatile three-bedroom property arranged over three floors, offering generous and flexible accommodation throughout. The property comprises a welcoming lounge, fitted kitchen with the added benefit of a useful pantry, three well-proportioned bedrooms and a family bathroom. The second floor also benefits from an additional room, providing a fantastic bonus space which could be utilised as a home office, hobby room or additional relaxation area. Externally, the property boasts an enclosed rear garden featuring a generous lawned area, established planted borders and a paved seating area, creating a lovely space for outdoor dining and entertaining. With its three-storey layout, additional versatile living space and enclosed garden, this property would make an ideal home for first-time buyers, couples or growing families looking for a property with plenty to offer.







Ground Floor Accommodation

To the ground floor, the property comprises a welcoming entrance vestibule leading through to a spacious and well-presented lounge, offering plenty of room for both relaxing and entertaining. The lounge provides a comfortable living space with ample room for a range of furnishings, creating a lovely setting for everyday family life. Continuing through the property, to the rear is a fitted kitchen comprising a range of wall and base units, complementary granite work surfaces and space for appliances, providing practical storage and preparation space. The kitchen further benefits from an induction hob, integrated oven, microwave, washing machine and slimline dishwasher, adding to the convenience and functionality of the space. There is also a useful pantry, offering additional storage and helping to keep the kitchen organised. Furthermore, there is access to a separate outhouse/storage area, providing additional practical space for the new owner.

First Floor & Second Floor Accommodation

To the first floor, the property offers three well-proportioned double bedrooms, including a generous main bedroom providing plenty of space for bedroom furnishings and storage including fitted waradrobes. The second bedroom is also a good size and offers flexibility to suit a variety of needs, whether as a guest bedroom, child's room or additional sleeping accommodation. Completing this floor is a family bathroom fitted with a three-piece suite, providing convenient facilities for the household.

Moving up to the second floor, there is a further well-proportioned double bedroom, completing the property's three-bedroom accommodation. This floor also benefits from an additional versatile room, offering a fantastic bonus space which could be utilised in a number of ways depending on the new owner's requirements. Whether used as a home office, hobby room or a cosy additional relaxation space, it provides plenty of flexibility and makes excellent use of the property's three-storey layout.

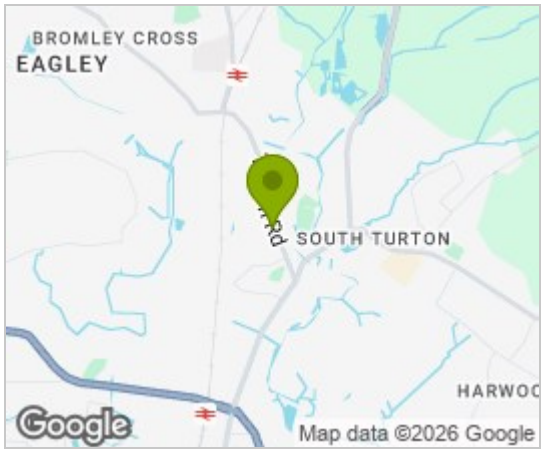
Outside Space & Garden

Externally, the property benefits from an enclosed rear garden, beginning with a paved patio area providing an ideal space for outdoor seating, dining and entertaining. The garden then continues onto a generous lawned area, with established planted borders and raised planters adding greenery and creating a pleasant outdoor setting. The combination of patio and lawn offers plenty of space to enjoy during the warmer months, whether relaxing outdoors or hosting family and friends. There is also useful additional external storage, adding to the practicality of the space.

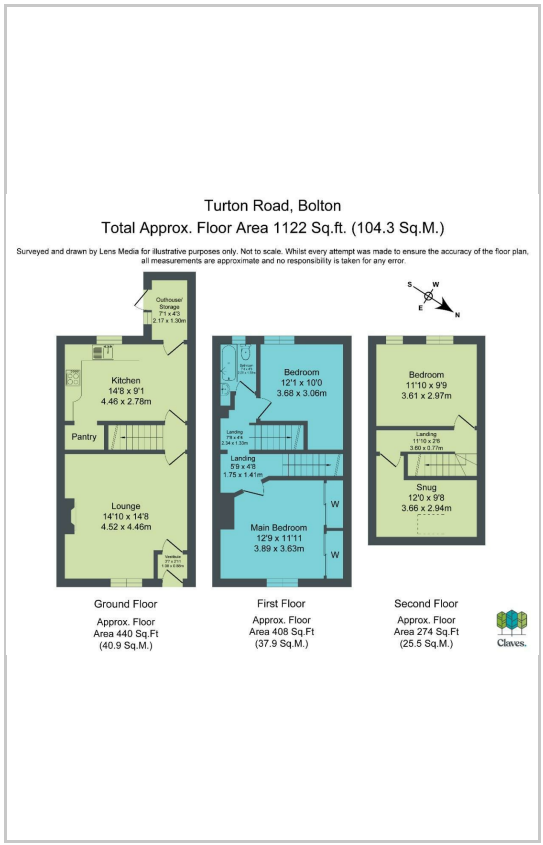
Specifics

Council tax: Band B
leasehold - Annual Ground Rent £0.96

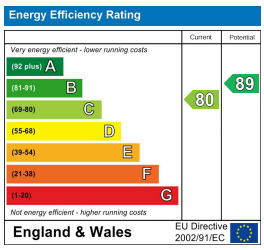
Area Map

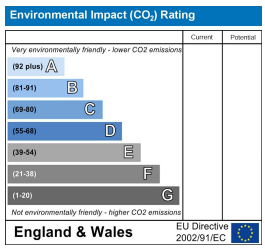


Floor Plans



Energy Efficiency Graph





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