NATIONWIDE
ESTATE AGENTS

Bolton Road, Anderton

£425,000 Leasehold

3 bedroom semi-detached house for sale

Description

Offering an exceptional blend of character, contemporary living and generous outdoor space, this is an attractive two-storey home is perfectly suited to modern family life. With a private driveway, stylish interiors and an impressive open-plan layout, this property provides versatile accommodation in a highly desirable setting.

The welcoming entrance is enhanced by a charming stained-glass front door, opening into a bright hallway with elegant wooden flooring that immediately sets the tone for the rest of the home. Positioned at the front of the property, the cosy living room features soft carpeting and a beautiful bay window that fills the room with natural light, creating a relaxing space to unwind.

To the rear of the property lies the heart of the home – a stunning open-plan dining, kitchen and living area designed with both everyday living and entertaining in mind. The dining area enjoys wooden flooring and a side-facing window overlooking the driveway, providing a bright and comfortable setting for family meals.

The contemporary kitchen has been thoughtfully designed with a central island, integrated appliances, extensive cupboard storage and a sky light that floods the space with natural light. Its modern finish and open layout create a bright, welcoming atmosphere that seamlessly connects with the adjoining sitting room.

The sitting room enjoys uninterrupted views across the rear garden through spectacular full-width panoramic sliding doors with integrated blinds, allowing the outside to become an extension of the living space and creating the perfect setting for relaxing or entertaining throughout the year.

Adding further practicality is the spacious utility room, extending along the side of the property. Offering excellent storage together with dedicated space for additional appliances, this versatile room benefits from patio doors leading directly into the garden as well as a second set of patio doors providing convenient access to the front of the property. A useful ground floor cloakroom is also located here, comprising a WC, wash basin, radiator and housing the property's boiler.

Upstairs, the carpeted landing provides access to three well-proportioned bedrooms and an impressive family bathroom. Beautifully appointed, the bathroom features a luxurious freestanding bath, a separate walk-in shower, WC, wash basin, stylish tiled flooring and a rear-facing window overlooking the garden.

The master bedroom is a generous double, complete with fitted wardrobes spanning one wall, ample space for additional furniture and peaceful views over the rear garden. Bedroom two is another comfortable double room, while bedroom three offers an ideal single bedroom, nursery or home office, making this a flexible home for families and professionals alike.

Outside, the property truly comes into its own with an exceptionally spacious rear garden offering something for everyone. Immediately outside the living area is a large flagged patio, perfect for outdoor dining, entertaining or enjoying the warmer months. The garden continues along the right-hand side via a small set of steps to a sheltered gazebo seating area, with a useful garden shed positioned

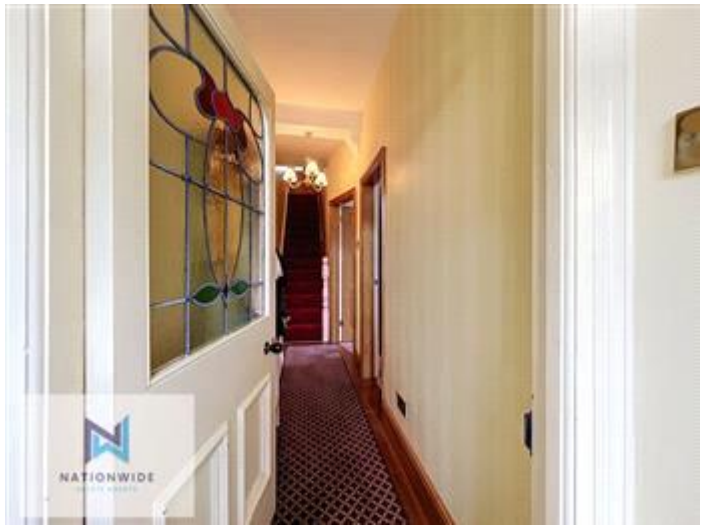
opposite. A generous lawn extends along the left-hand side, creating an ideal space for children to play or keen gardeners to enjoy. At the far end, a further set of steps leads to an additional open green space, providing a wonderful sense of openness and tranquillity rarely found in a family home.

Combining spacious accommodation, stylish modern living and an outstanding rear garden, this impressive property presents a fantastic opportunity for buyers seeking a home that is ready to move into while offering exceptional space for family life, entertaining and everyday comfort.

Council Tax Band: C (Chorley Borough Council)
Tenure: Leasehold (999 years)
Ground Rent: £0 per year

Tenure
Leasehold

Sizes and dimensions are approximate, actual may vary.



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