



51 Oakenbottom Road, Bolton

£230,000 Leasehold

Three bedroom semi detached property • Modern shaker style kitchen with laminate worktops • Modern bathroom with rainwater head shower • Solid wood flooring in the hallway and lounge • Solid wood doors throughout • Beautiful landscaped rare garden • Integrated fridge freezer and dishwasher in the kitchen • Perfect first time buyer property or upsized property • Walking distance to Leverhulme Park • Close to local amenities





This beautifully presented three bedroom semi detached house offers a perfect blend of modern style and practical living, making it an ideal choice for first time buyers or those looking to upsize. The property boasts a welcoming entrance hallway with solid wood flooring that continues seamlessly into the lounge, creating a warm and inviting atmosphere. Throughout the home, solid wood doors add a touch of quality and sophistication. The heart of the property is a modern shaker style kitchen, complete with laminate worktops, an integrated fridge freezer, and a dishwasher, providing both functionality and contemporary appeal.

The spacious lounge enjoys plenty of natural light, making it a comfortable space for relaxing or entertaining guests. Upstairs, the modern bathroom features a luxurious rainwater head shower, perfect for unwinding after a long day. Each of the three bedrooms offers ample space for storage and restful living. The property is conveniently located within walking distance to Leverhulme Park, as well as being close to a range of local amenities including shops, schools, and transport links.

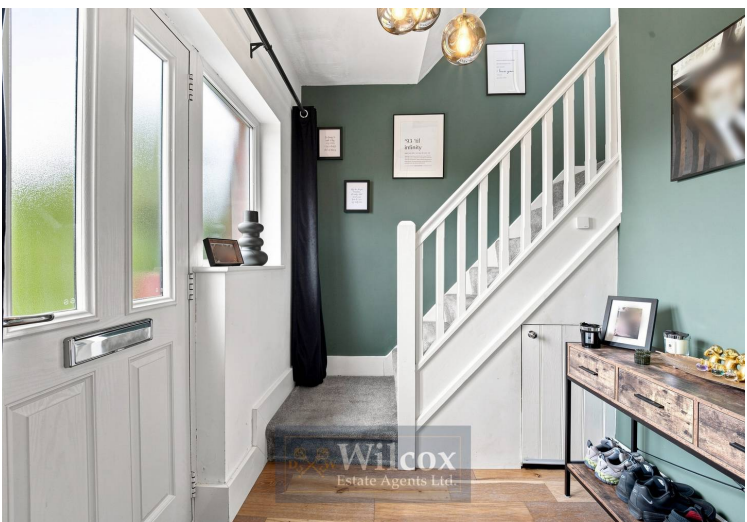
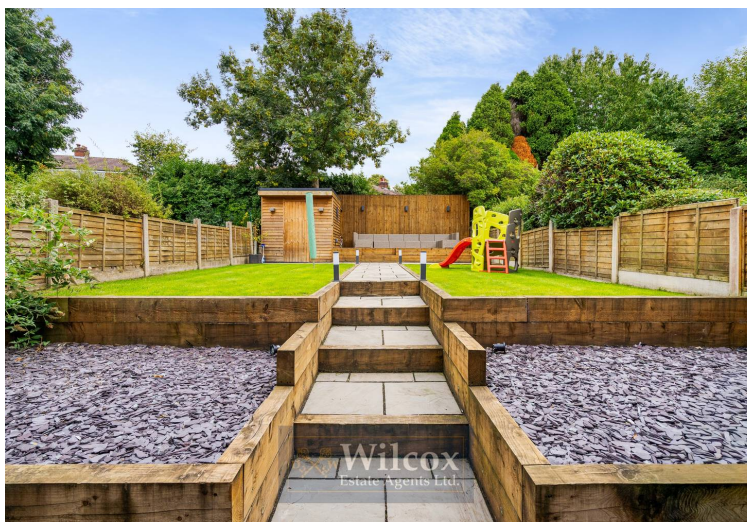
GROUND FLOOR



1ST 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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The outside space has been thoughtfully designed and landscaped to provide both beauty and practicality. A flagged pathway leads to the front door, bordered by a neat lawned area and railway sleeper surround, with access down the side of the property for added convenience. The rear garden is a true highlight, featuring an Indian stone immediate patio area that is perfect for alfresco dining or entertaining. Side access leads down to the front of the property, while railway sleeper bedding areas with shale units add a contemporary touch. The garden benefits from outside security lighting for peace of mind, Indian stone steps, and two separate lawned areas positioned on either side of the garden. A timber decked area offers a further space to relax and enjoy the outdoors, complemented by a rear patio area with wall lights and a timber shed for additional storage. The combination of attractive landscaping and practical features ensures that the outdoor space can be enjoyed throughout the year, making this property a wonderful place to call home.