

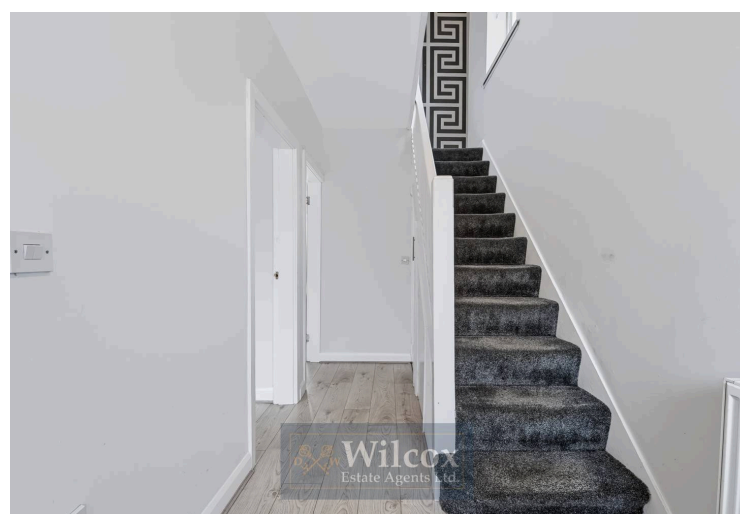


31 Blenheim Road, Bolton

£210,000 Leasehold

Three bedroom semi detached property facing Leverhulme Park • Modern high gloss white kitchen • Modern bathroom suite with rainwater head shower over the bath • Driveway for two vehicles • Potential to extend STPP or go into the loft • Freshly decorated throughout • Close to outstanding schools both primary and secondary • Walking distance to local amenities • Close to motorway links • Excellent first time buyer property or investment opportunity

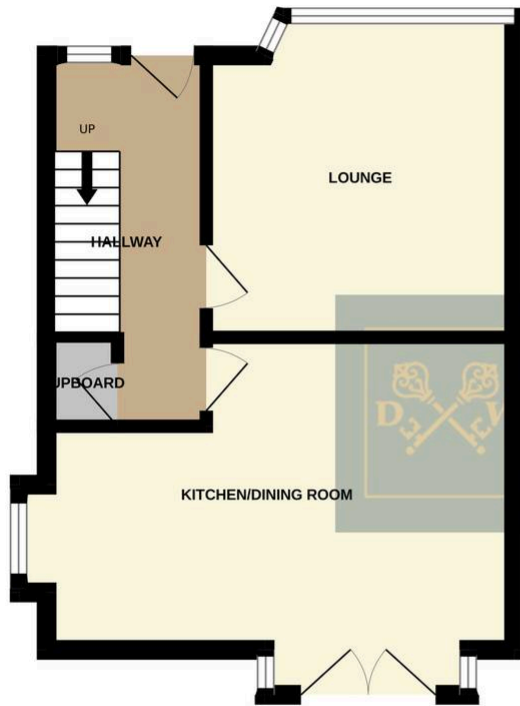




This beautifully presented three bedroom semi detached house enjoys a prime position facing Leverhulme Park, offering a wonderful blend of modern living and convenience. The property has been freshly decorated throughout in neutral tones, creating a bright and welcoming atmosphere. The spacious lounge leads into a contemporary high gloss white kitchen, which is thoughtfully designed to maximise both storage and workspace, making it ideal for family life or entertaining guests. Upstairs, you will find three well-proportioned bedrooms and a modern bathroom suite, complete with a rainwater head shower over the bath for a touch of luxury.

The home benefits from double glazing and gas central heating, ensuring comfort all year round. With a flagged driveway providing off-road parking for two vehicles, the property also offers excellent potential for extension (subject to planning permission) or conversion of the loft space, making it a superb choice for growing families or those seeking to add value. Located within walking distance of local amenities, and close to both outstanding primary and secondary schools, this property is perfectly situated for families. Easy access to motorway links further enhances its appeal for commuters, while its location and condition make it an excellent first time buyer property or investment opportunity.

GROUND FLOOR



1ST FLOOR



31 BLENHEIM ROAD BOLTON, BL2 6EA

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.
Made with Metropix ©2026



This beautifully presented three bedroom semi detached house enjoys a prime position facing Leverhulme Park, offering a wonderful blend of modern living and convenience. The property has been freshly decorated throughout in neutral tones, creating a bright and welcoming atmosphere. The spacious lounge leads into a contemporary high gloss white kitchen, which is thoughtfully designed to maximise both storage and workspace, making it ideal for family life or entertaining guests. Upstairs, you will find three well-proportioned bedrooms and a modern bathroom suite, complete with a rainwater head shower over the bath for a touch of luxury. The home benefits from double glazing and gas central heating, ensuring comfort all year round. With a flagged driveway providing off-road parking for two vehicles, the property also offers excellent potential for extension (subject to planning permission) or conversion of the loft space, making it a superb choice for growing families or those seeking to add value. Located within walking distance of local amenities, and close to both outstanding primary and secondary schools, this property is perfectly situated for families. Easy access to motorway links further enhances its appeal for commuters, while its location and condition make it an excellent first time buyer property or investment opportunity.

The outside space is equally impressive and thoughtfully landscaped to offer both practicality and kerb appeal. To the front, a sturdy brick wall encloses a neat stoned area, complemented by established bushes, shrubs, and decorative planters, providing a pleasant outlook and privacy from the road. There is convenient access down the side of the property, secured by fence panels, leading to the rear garden. The rear garden features a spacious flagged patio area, perfect for outdoor dining or relaxing with family and friends. Mature bushes, shrubs, and additional planters add colour and interest throughout the seasons, while the fence panel surround ensures a safe and private environment for children or pets. An outside hosepipe connection is also in place for easy garden maintenance. The flagged driveway to the front provides ample parking for two vehicles, a rare and valuable feature in this sought-after location. This well-maintained outside space perfectly complements the stylish interior, offering a wonderful setting for family life or entertaining.