





440 Radcliffe Road, Bolton

£190,000 Leasehold

Three double bedroom semi detached property • Downstairs W.C. • Driveway for one vehicle • Mature rear garden • Fitted wardrobes in two of the bedrooms • Stunning modern electric fire with marble surround in the lounge • Three piece bathroom suite with electric shower over the bath • Remote control blinds in the lounge • Across the road from Leverhulme Park • Five minutes from Moses Gate Country Park

Wilcox Estate Agents Ltd.







This beautifully presented three double bedroom semi detached house offers a comfortable and stylish living environment, ideally situated across the road from Leverhulme Park and just five minutes from Moses Gate Country Park. The property boasts a welcoming entrance hall that leads to a spacious lounge, featuring a stunning modern electric fire with a marble surround as its focal point, as well as remote control blinds for added convenience and privacy. The kitchen is thoughtfully designed, providing ample storage and preparation space, while the adjoining dining area is perfect for family meals or entertaining guests.

The ground floor also benefits from a practical downstairs W.C. Upstairs, you will find three well-proportioned double bedrooms, two of which are fitted with high-quality wardrobes, offering excellent storage solutions. The family bathroom is finished with a contemporary three piece suite and features an electric shower over the bath. This home is perfectly suited for families or professionals seeking a blend of comfort, style and practicality, with the added advantage of a driveway for one vehicle.

GROUND FLOOR

1ST FLOOR



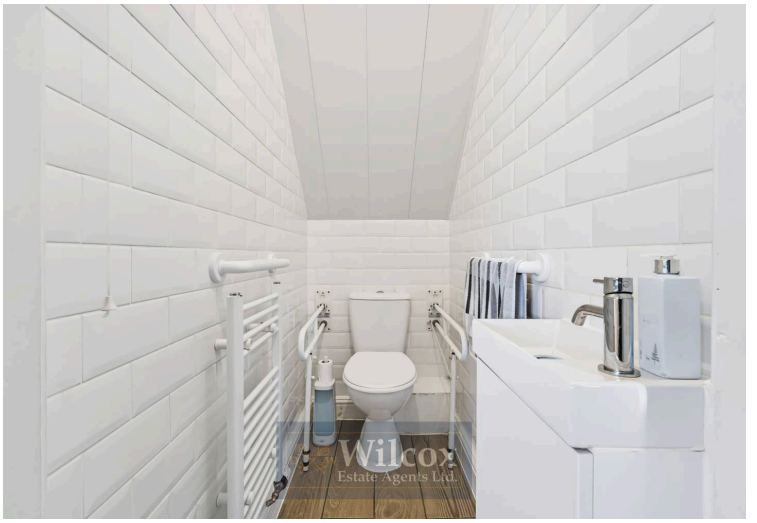
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 of this property is equally impressive and designed for both relaxation and functionality. At the front, a double wrought iron gate opens onto a flagged driveway, providing secure off-road parking. The frontage includes a small lawned area bordered by mature bushes and small trees, complemented by fence panelling for privacy and kerb appeal. A flagged pathway leads around the side of the house, where a timber gate allows access to the mature rear garden. The rear garden is thoughtfully landscaped with a generous lawn, a flagged patio area ideal for outdoor dining, and a variety of established bushes, shrubs, planters and conifers that create a tranquil and private outdoor retreat. Additional features include a timber shed for storage, an outside hosepipe connection for convenience and a secure fence panel surround. This delightful garden space is perfect for families, keen gardeners or those who simply wish to enjoy the outdoors in a peaceful setting.