





1 Southbank Gardens New Church Road, Bolton

£540,000 Leasehold

Four bedroom detached property • Primary and secondary bedrooms with en-suites • Downstairs W.C. • Orangery and conservatory • Separate detached garage • In need of some modernisation • Located on a private road • Highly sought after location • Walking distance to great schools both primary and secondary • Close to Moss Bank Park



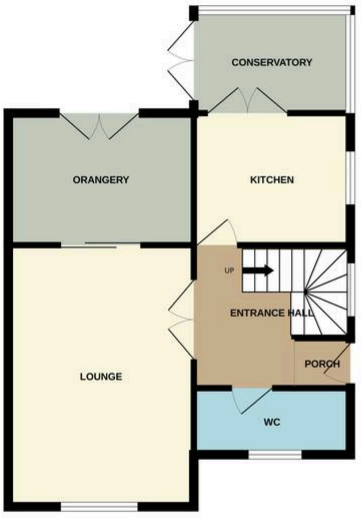




Nestled on a private road in a highly sought after location, this four bedroom detached property presents a rare opportunity for buyers seeking both space and potential. The house is within walking distance of excellent primary and secondary schools, making it ideal for families. While the property would benefit from some modernisation, it offers a versatile layout that includes a welcoming entrance hall, a spacious living area, and a separate dining room. The kitchen leads to both an orangery and a conservatory, providing flexible spaces for relaxation or entertaining.

The primary and secondary bedrooms both benefit from en-suite facilities, ensuring comfort and privacy, while two further bedrooms are served by a family bathroom. A downstairs W.C. adds further convenience. With a detached brick built single garage located to the rear and ample off-road parking, this property combines practicality with generous accommodation. Its proximity to Moss Bank Park also provides easy access to green spaces and recreational activities.

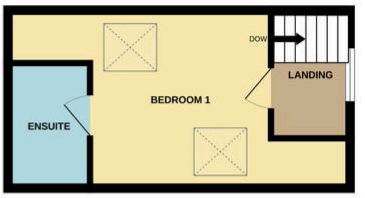
GROUND FLOOR



1ST FLOOR



2ND 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 is equally impressive, designed to offer both aesthetic appeal and functionality. To the front, a well-maintained lawn is complemented by mature bushes, shrubs, conifers, and a small tree, all enclosed by a fence panel surround and accessed via a timber gate. The rear garden features a block paved area, perfect for outdoor dining or entertaining, and a raised patio area that provides additional seating or planting options. A large tree offers a natural focal point and some shade, while access down the side of the property ensures ease of movement around the exterior. The garden is securely enclosed with fence panels, and access to the detached garage is available through a timber gate. The garage itself is brick built and features an electric up and over door, providing secure storage or parking. This combination of attractive landscaping and practical features makes the outside space a true extension of the home, offering opportunities for both relaxation and recreation.