





31 Raikes Road, Bolton

£240,000 Leasehold

Three bedroomed semi detached property • Presented in immaculate, turnkey condition throughout • Two reception rooms • Modern kitchen with integrated appliances • Utility Room with W.C. • Brand new boiler installed 2026 • Potential to extend STPP • Driveway for four vehicles • Beautiful rear garden with Indian stone patio area • Close to local amenities, parks and schools

Wilcox Estate Agents Ltd.





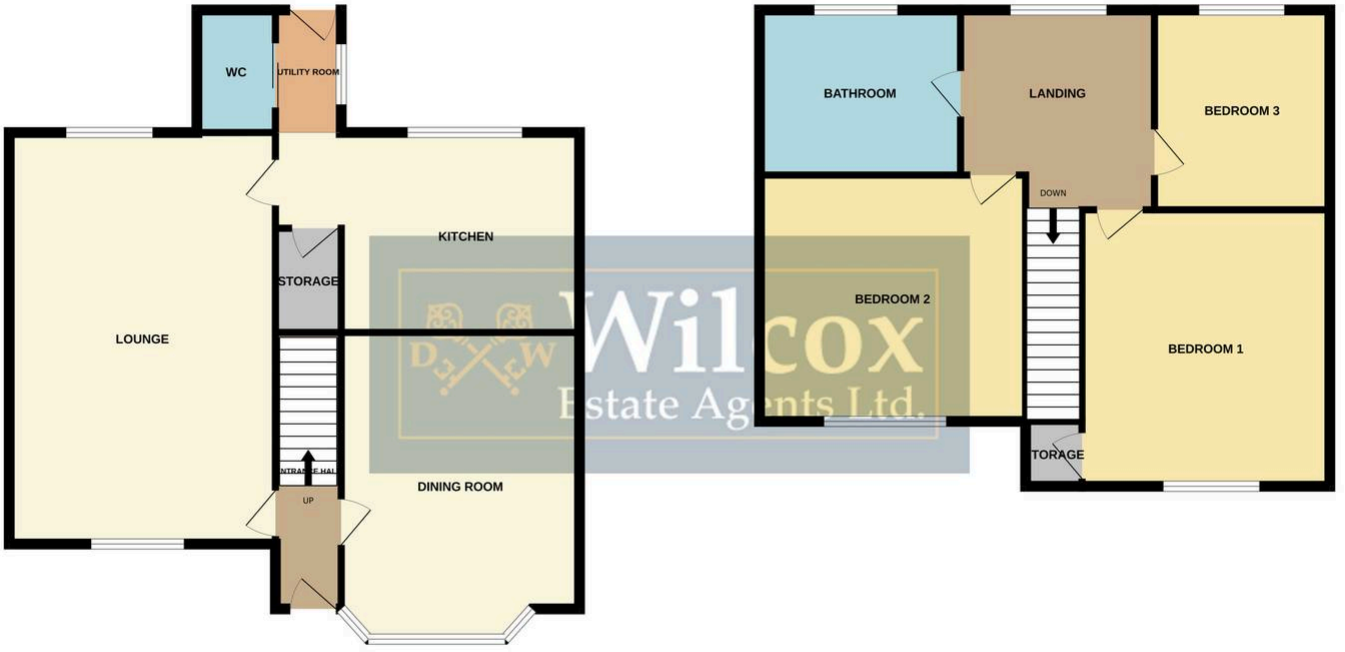


This immaculate three-bedroom semi-detached house is presented in walk-in condition, offering spacious and versatile accommodation with two reception rooms, two bathrooms, and a modern kitchen. Well suited to a range of buyers, the property combines practical living with a convenient location close to local amenities, schools, and commuter links, with Leverhulme Park also within walking distance.

At the heart of the home, the contemporary kitchen is fitted with integrated appliances, blending style with everyday functionality. Living space is further enhanced by a downstairs utility room with a WC, alongside a handy understairs pantry cupboard to keep the kitchen clutter-free. Two separate reception rooms—including one with a bright dual aspect—provide flexible spaces for both family gatherings and quieter relaxation.

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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Upstairs, the accommodation comprises two generous double bedrooms and a single bedroom, easily adapting to the needs of a growing family, overnight guests, or a dedicated home office. Completing the interior is a stylish family bathroom featuring a modern suite with a Jacuzzi bath.

Externally, the property sits on a generous plot with driveway parking for multiple vehicles. To the rear, an enclosed lawned garden features decking, a summer house, and a grey Indian stone patio that wraps around the side of the property—creating an ideal space for outdoor dining and entertaining. The generous plot also offers excellent scope to extend to the rear, subject to the necessary planning consents (STPP).