

FREEHOLD



House - Semi-Detached (EPC Rating: D)

# 17 TAYWOOD ROAD BOLTON, LANCASHIRE, BL3 4SJ

Asking Price

£220,000

## FEATURES

- NO ONWARD CHAIN
- THREE GOOD SIZE BEDROOMS
- FREEHOLD
- Open-plan lounge/dining
- SHARED DRIVEWAY
- GREAT FAMILY HOME
- Spacious entrance hall
- Modern kitchen to garden



  
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# 3 Bedroom House - Semi-Detached located in Bolton

## Entrance Hall

This welcoming entrance hall features warm wood-effect flooring and patterned wallpaper, leading to the kitchen at the rear and the spacious lounge and dining area. Neutral walls and a staircase with a wooden banister add to the classic charm of the space.

## Kitchen

The kitchen is fitted with white cabinets and contrasting dark countertops, equipped with an oven, hob and plumbing for a washing machine. A window above the sink provides a pleasant outlook, while the tiled floor is practical for cooking and cleaning.

## Lounge

15'9" x 11'7"

The lounge and dining area form a generous open-plan space filled with natural light from a large front window and sliding patio doors at the rear. Laminate wood flooring and neutral walls with a feature wallpapered section create a warm and inviting atmosphere. A fireplace adds a cosy focal point to the lounge area, while the rear patio doors offer easy access to the garden.

## Bathroom

6'7" x 7'10"

A bathroom fitted with a white suite comprising a bathtub with overhead shower, pedestal basin and toilet. Tiled walls and a dark floor create a clean and practical space, complemented by a frosted window allowing natural light to enter.

## Landing

This first-floor landing is carpeted and offers access to three bedrooms and the bathroom. Natural light filters through a window, creating a bright and airy space at the top of the stairs.

## Bedroom 1

12'7" x 11'8"

Bedroom 1 is a spacious double room with neutral carpeting and pale walls. A large window allows plenty of natural light in, and a built-in wardrobe offers useful storage space.

## Bedroom 2

11'1" x 9'9"

Bedroom 2 is another double room, with carpeting and natural light from a window overlooking the front. The room is simple and ready to be personalised to suit the occupant's taste.

## Bedroom 3

7'12" x 8'9"

Bedroom 3 is a smaller bedroom, currently carpeted and featuring built-in storage. The room benefits from a window that brings in natural daylight, ideal for use as a child's room, guest room or study.

## Rear Garden

The rear garden is fully paved with a large patio area that is perfect for outdoor dining or entertaining. A raised wooden decking area offers additional space for seating or plants, while borders of shrubs and flowering plants add colour and interest to the garden. The garden is fenced and private, with gated access to the side.

## Front Exterior

The front exterior shows a semi-detached brick house with a tiled roof and a green front door with an arched window detail. A well-maintained lawn and paved driveway lead to the entrance, with a side pathway providing access to the rear garden. The neighbourhood road and nearby houses are visible, highlighting a peaceful residential area.

## Dining Area

8'4" x 10'7"





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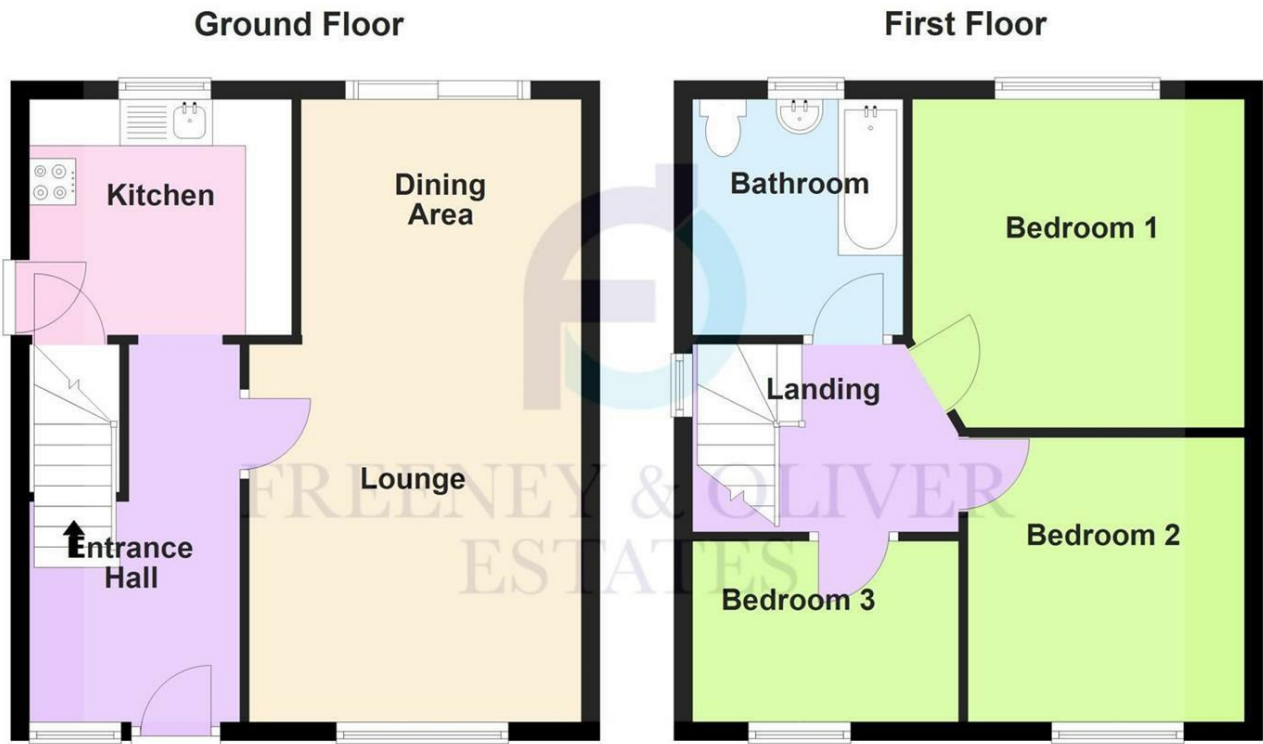
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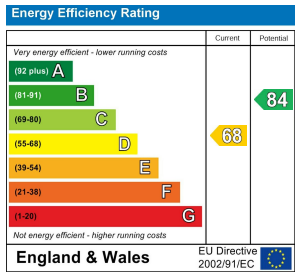
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Council Tax Band

**B**



**17 Taywood Road, Bolton**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.