

FREEHOLD



House - Semi-Detached (EPC Rating: D)

17 TAYWOOD ROAD BOLTON, LANCASHIRE, BL3 4SJ

Asking Price

£220,000

FEATURES

- NO ONWARD CHAIN
- SHARED DRIVEWAY
- THREE GOOD SIZE BEDROOMS
- GREAT FAMILY HOME




FREENEY & OLIVER
ESTATES

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"

FREENEY & OLIVER ESTATES are delighted to bring to the market this three-bedroom semi-detached house presents a practical living arrangement with one bathroom and a reception room. The property is designed to accommodate a variety of living needs, featuring off-road parking and a garden, which adds to the appeal for those who value outdoor space. The layout includes a functional kitchen that provides ample space for meal preparation and storage. The reception room offers a comfortable area for relaxation or entertaining guests. The three bedrooms are well-sized, providing adequate space for family members or guests. The bathroom is conveniently located to serve all bedrooms efficiently.

The property benefits from its location in Bolton, a town known for its accessibility and amenities. Residents can enjoy a range of local services, including shops, schools, and public transport links, making daily commutes and errands straightforward. The garden offers a private outdoor space, ideal for gardening enthusiasts or those who enjoy spending time outside. Off-road parking ensures that vehicle storage is convenient and secure.

Property will require modernisation but it has loads of potential to be an amazing family home.

Important note to purchasers:

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Fixtures and fittings other than those mentioned are to be agreed with the seller.

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party called CREDAS. There is a nominal charge of £50 excluding VAT for this (per person).





FREENEY & OLIVER ESTATES | 9A MARKET STREET, WESTHOUGHTON, BOLTON, BL5 3AH



- FREEHOLD
- Open-plan lounge/dining
- Needs modernisation
- Spacious entrance hall
- Modern kitchen to garden
- Shed in rear garden

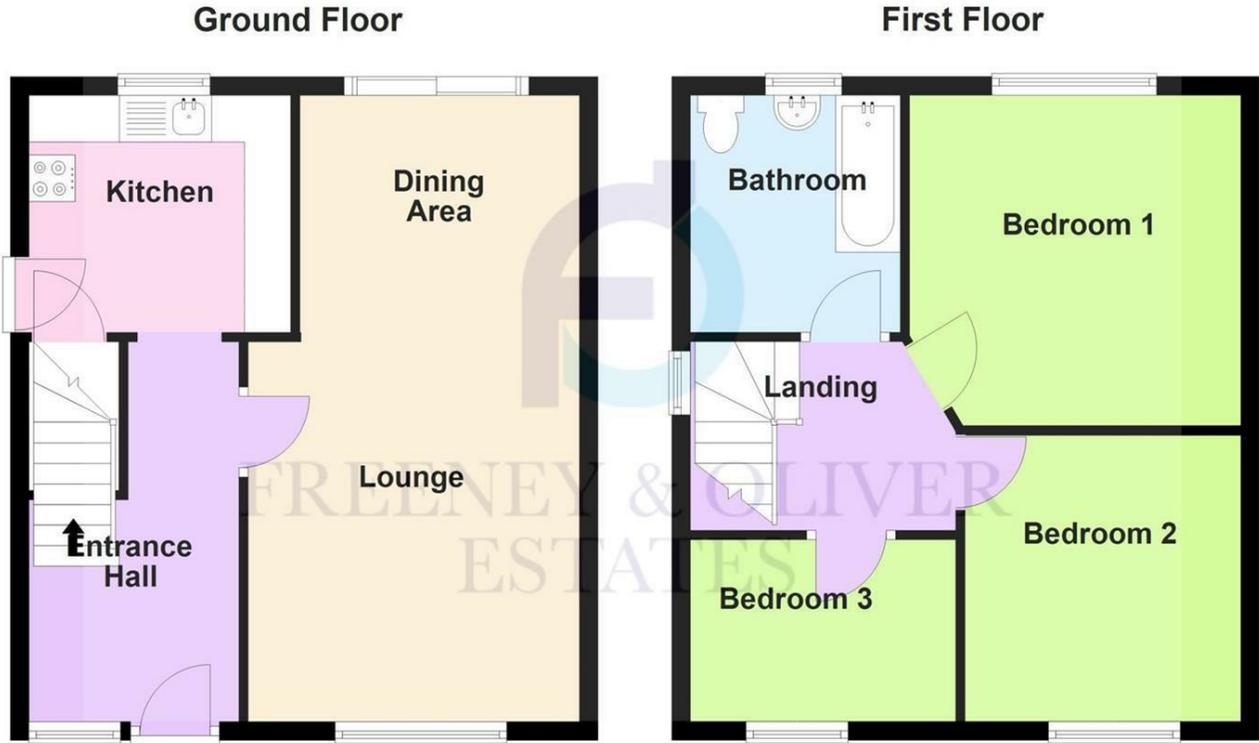


Call us on

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Council Tax Band

B



17 Taywood Road, Bolton

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

