

Cramond Walk, Bolton, BL1 3DR
Offers Over £190,000
Council Tax Band: A



Discover this beautifully presented 3-bedroom semi-detached home in the highly sought-after BL1 area of Bolton. Perfectly combining space, comfort, and convenience, this property is ideal for families, first-time buyers, or investors.

Key Features:

Spacious Lounge – A bright and welcoming living area with plenty of natural light, perfect for relaxing or entertaining.

Modern Kitchen/Diner – A well-designed kitchen with ample storage and dining space, making it the heart of the home.

Three Bedrooms – Generously sized bedrooms, including a large master and two versatile rooms suitable for children, guests, or a home office.

Family Bathroom – A modern fitted bathroom with stylish fixtures and fittings.

Outdoor Space – A private rear garden ideal for outdoor dining, gardening, or a safe play area for children.

Driveway/Parking – Off-road parking providing added convenience.

Location Highlights:



404 Derby Street, Bolton, BL3 6LS
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	