

**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**  
**01204 589600**  
**bolton@localagent.co.uk**  
**www.openhousebolton.co.uk**

GROUND FLOOR



1ST FLOOR



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