



54 Somerton Road, Bolton

£250,000 Leasehold

Three bedroom detached property • Large kitchen/diner • Two bathrooms • Four piece bathroom • Separate garage • Large driveway for up to six vehicles • Massive rear garden • Potential to extend STPP • Walking distance to very good primary schools • Very close to local amenities





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

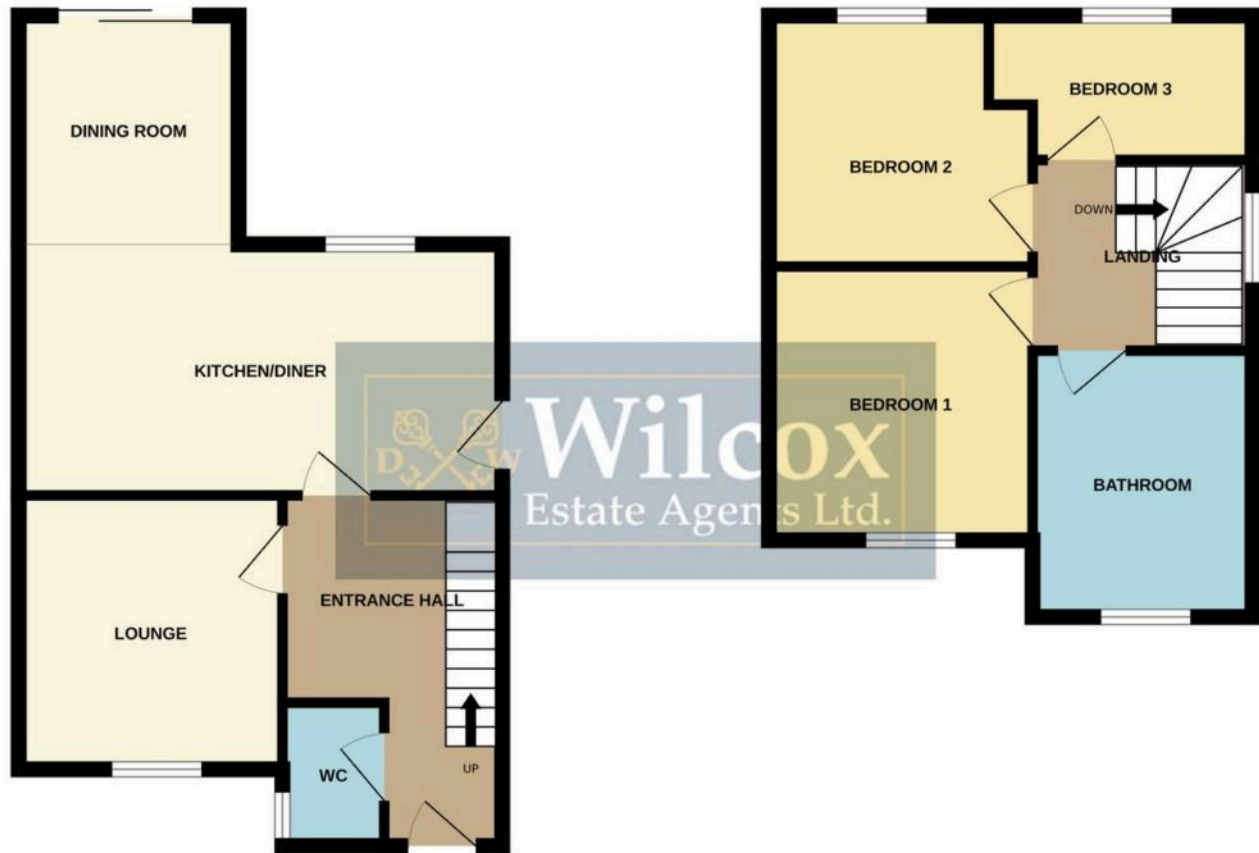
Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

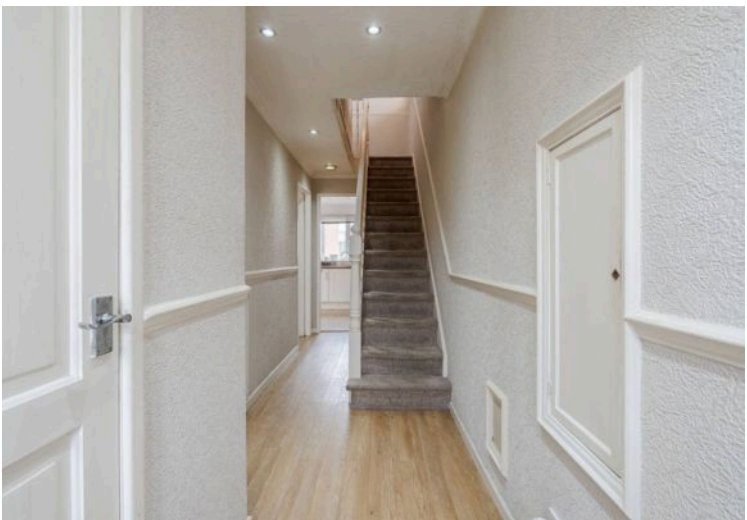
GROUND FLOOR

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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Situated in a sought-after residential area, this impressive 3-bedroom detached house offers a perfect blend of space, style, and comfort. As you step inside, you are greeted by a spacious hallway leading to a generously sized kitchen/diner, perfect for entertaining guests or enjoying family meals. The property boasts two bathrooms, with a four-piece bathroom providing a relaxing retreat after a long day. Additionally, the separate garage provides ample storage space, alongside a large driveway capable of accommodating up to six vehicles, making parking a breeze for residents and guests alike.

The highlight of this property is the massive rear garden, offering endless possibilities for outdoor enjoyment and relaxation. With the potential to extend subject to obtaining the necessary planning permissions, the opportunities to create your dream outdoor space are limitless. This property is conveniently located within walking distance of very good primary schools, ideal for families with young children, and is also in close proximity to local amenities, providing easy access to daily essentials. Don't miss the chance to make this beautifully presented house your own and enjoy all the comforts it has to offer.

Flagged driveway for three vehicles, a small lawned area, and a majestic tree add to the charm of the outside space, creating a warm and inviting atmosphere from the moment you arrive. The flagged driveway ensures easy maintenance and provides a neat and tidy appearance to the exterior of the property. Whether you're looking to unwind in the tranquillity of your own garden or entertain friends and family in style, this property offers the perfect setting for creating lasting memories and enjoying the great outdoors. Don't hesitate to schedule a viewing today and discover the countless possibilities that await you in this remarkable home.