



194 Winchester Way, Bolton

£250,000 Leasehold

Three bedroom extended semi detached property • Two reception rooms • Orangery • Fitted wardrobes in the double bedrooms • Extended kitchen • Separate garage with up and over door • Flagged driveway for four vehicles • Walking distance to great schools both primary and secondary • Close to local amenities • Excellent opportunity to put your own stamp on this property





This well-proportioned three bedroom extended semi-detached house presents an excellent opportunity for buyers seeking a spacious family home in a highly sought-after location. The property features two generous reception rooms, providing versatile living and dining spaces ideal for both relaxing and entertaining. An attractive orangery, flooded with natural light, offers an additional space for family gatherings or quiet evenings overlooking the garden. The extended kitchen is well-appointed, providing ample storage and worktop space, and is ready for a new owner to personalise to their taste.

Both double bedrooms benefit from fitted wardrobes, maximising storage and enhancing the sense of space, while the third bedroom is ideal as a child's room, nursery, or home office. Completing the interior is a family bathroom and a welcoming hallway. The property is within walking distance to excellent primary and secondary schools, making it perfect for families, and is conveniently close to local amenities, shops, and transport links. With plenty of scope to update and modernise, this home represents a fantastic opportunity to put your own stamp on a well-located property.

GROUND FLOOR



1ST FLOOR



Wilcox
Estate Agents Ltd.

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 suitability or efficiency can be given.
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Outside, the property boasts a substantial flagged driveway with space for up to four vehicles, providing ample off-road parking. The front garden features a neat lawned area bordered by mature bushes, shrubs, and planters, all enclosed by a low-level brick wall with wrought iron fencing and double wrought iron gates for added security and kerb appeal. The separate garage, accessed via an up and over door, offers further storage or parking options and is easily reached from the driveway. To the rear, a flagged patio area is perfect for outdoor dining or relaxing, complemented by a variety of established bushes, shrubs, and planters that provide colour and privacy throughout the seasons. A small cobbled patio to the rear adds character, while a fence panel surround ensures a secure and private garden environment. A side door into the garage offers convenient access for storage or hobbies. This well-maintained outside space offers both practicality and the potential for further landscaping to suit your needs.