



## 11 Firwood Lane, Bolton

£230,000 Leasehold

Three bedroom semi detached property • Multifuel burner in the lounge • Modern blue kitchen with copper accents • Downstairs W.C. • Separate garage with up and over door • Block paved driveway • Close to great schools both primary and secondary • Close to local train station • Close to local amenities • Low maintenance rear garden





**Wilcox**  
Estate Agents Ltd.



This beautifully presented three bedroom semi detached house offers an exceptional opportunity for families and professionals seeking comfort, style, and convenience. Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge, featuring a contemporary multifuel burner (perfect for cosy evenings at home).



The modern kitchen is finished in an attractive blue, complemented by striking copper accents, and offers ample storage and workspace for culinary enthusiasts. A convenient downstairs W.C. adds practicality for busy households. Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family life, guests, or home working.

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.

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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The property benefits from double glazing and gas central heating throughout, ensuring warmth and efficiency all year round. With a separate garage equipped with an up and over door, additional storage or secure parking is easily accommodated. Ideally situated close to both primary and secondary schools renowned for their excellent reputations, this home is also within easy reach of the local train station and a variety of amenities, making daily commutes and errands straightforward and stress-free. The thoughtfully designed layout and high-quality finishes throughout create a home that is both functional and inviting.

The outside space has been carefully landscaped to offer low maintenance and maximum enjoyment. To the front, a generous block paved driveway provides off-road parking for two vehicles, with an adjacent stoned area adding visual interest and further practicality. The rear garden is designed for ease of care and relaxation, featuring a block paved patio ideal for outdoor dining or entertaining, a neatly lawned area for children to play, and a block paved pathway that ensures easy access around the garden. Secure fence panel surrounds offer privacy and peace of mind, while access to the garage and a side pathway add further convenience. The overall design allows for enjoyable outdoor living with minimal upkeep, making it suitable for busy families or those who prefer to spend their leisure time relaxing rather than gardening. This property represents a rare opportunity to acquire a stylish, move-in ready home with excellent outside space, in a sought-after location close to outstanding schools, transport links, and local amenities. Early viewing is highly recommended to fully appreciate the high standard of accommodation and outdoor features on offer.