



13 Exford Drive, Bolton

£240,000 Leasehold

Two double bedroom extended semi detached property • Could easily be changed to a three bedroom property with a partition wall • Two reception rooms • Fitted wardrobes in both bedrooms • Modern shower room • Large kitchen • Substantial rear garden with the potential to extend further • In need of some modernisation • Block paved driveway for three vehicles • Close to good schools both primary and secondary





This impressive two double bedroom extended semi detached house presents an ideal opportunity for buyers seeking a spacious and versatile home in a popular residential location. The property features two generously sized double bedrooms, both with fitted wardrobes, and offers the flexibility to create a third bedroom by installing a partition wall if desired. The ground floor boasts two inviting reception rooms, perfect for family living or entertaining guests, along with a large kitchen that provides ample space for cooking and dining.

The modern shower room has been thoughtfully designed for comfort and convenience. While the property is in need of some modernisation, it provides a fantastic canvas for personalisation and further improvement. Situated close to highly regarded primary and secondary schools, this home is perfect for families. Leverhulme Park is just a short stroll away, offering green open spaces for leisure and recreation. Local amenities are conveniently located nearby, ensuring day-to-day needs are easily met. The property also benefits from a block paved driveway with parking for up to three vehicles.

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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The outside space is equally appealing, with a well-maintained frontage that includes a small lawned area, attractive bushes, planters, and mature trees, creating a welcoming first impression. The substantial rear garden offers excellent potential for extension (subject to the necessary planning permissions), making it ideal for those looking to increase living space or add value in the future. The garden provides plenty of room for outdoor seating, play areas, or further landscaping to suit individual tastes. The block paved driveway at the front of the property not only enhances the kerb appeal but also provides practical off-road parking for multiple vehicles. This property represents a rare opportunity to acquire a spacious home with generous outside space in a sought-after area, offering both immediate comfort and exciting potential for further enhancement.