



## 16 Southleigh Drive, Bolton

£220,000 Leasehold

Three bedroom semi detached property • Beautiful modern kitchen with integrated washing machine • Three piece bathroom suite • Fitted wardrobes in primary bedroom • Large rear garden with huge lawned area and railway sleeper surround • Stoned patio to the far end of the rear garden • Potential to extend STPP • Walking distance to three very good primary schools • Walking distance to local amenities • Close to Leverhulme Park

 **Wilcox**  
Estate Agents Ltd.





This beautifully presented three bedroom semi detached house offers a wonderful opportunity for families and first time buyers alike. The property is thoughtfully arranged over two floors and features a welcoming entrance hall, leading to a spacious lounge bathed in natural light. The modern kitchen is a particular highlight, boasting sleek cabinetry, ample worktop space and an integrated washing machine for added convenience. Upstairs, the three bedrooms are well proportioned, with the primary bedroom benefitting from fitted wardrobes that provide excellent storage solutions.

The contemporary three piece bathroom suite is finished to a high standard, offering a relaxing retreat at the end of the day. There is excellent potential to extend the property (subject to planning permission), allowing buyers to adapt the home to suit their needs. Further advantages include gas central heating and double glazing throughout. The property is ideally situated within walking distance of three highly regarded primary schools, local shops and amenities, making it perfect for busy families. Leverhulme Park is also close by, providing the ideal setting for outdoor activities and weekend strolls.

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 impressive, starting with a concrete driveway to the front of the house, offering secure off road parking for up to four vehicles. A small lawned area and attractive brick wall add kerb appeal and create a welcoming first impression. To the rear, the garden is a true standout feature, boasting a substantial lawned area bordered by stylish railway sleepers, providing a safe and generous space for children to play or for summer entertaining. At the far end of the garden, a stoned patio offers the perfect spot for outdoor dining or relaxing with friends and family. The size and layout of the garden also present further potential for landscaping or future extensions (subject to the necessary permissions). This property successfully combines generous internal accommodation with outstanding outdoor space, all within a sought after and convenient location. Early viewing is highly recommended to appreciate all that this delightful home has to offer.