



52 Elderfield Road, Bolton

£250,000 Leasehold

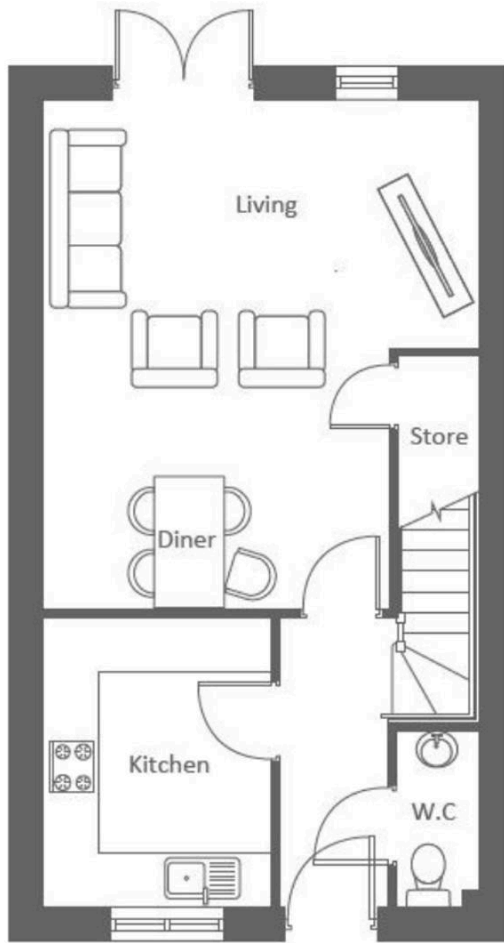
Three bedroom modern semi detached property • Matt white kitchen with integrated appliances • Downstairs W.C. • Driveway for two vehicles • Open plan lounge/dining area • Modern bathroom suite with power shower over the bath • Low maintenance rear garden • Close to Essa Academy and Ladybridge High School • Walking distance to Hulton Lane Playing Fields • Close to motorway links





This beautifully presented three bedroom semi detached house offers a perfect blend of modern style and practical living, ideally suited to families and professionals alike. The property features a contemporary matt white kitchen with integrated appliances, providing a sleek and functional space for cooking and entertaining. The open plan lounge and dining area creates a welcoming atmosphere, perfect for relaxing with family or hosting guests.

A convenient downstairs W.C. adds to the practicality of the ground floor. Upstairs, there are three well-proportioned bedrooms, each finished to a high standard, along with a modern bathroom suite that includes a power shower over the bath for added luxury. The home is situated within close proximity to well-regarded schools including Essa Academy and Ladybridge High School, making it an excellent choice for families. The location also offers excellent commuter links, with easy access to nearby motorway connections, and is within walking distance of Hulton Lane Playing Fields, providing ample opportunities for outdoor recreation.



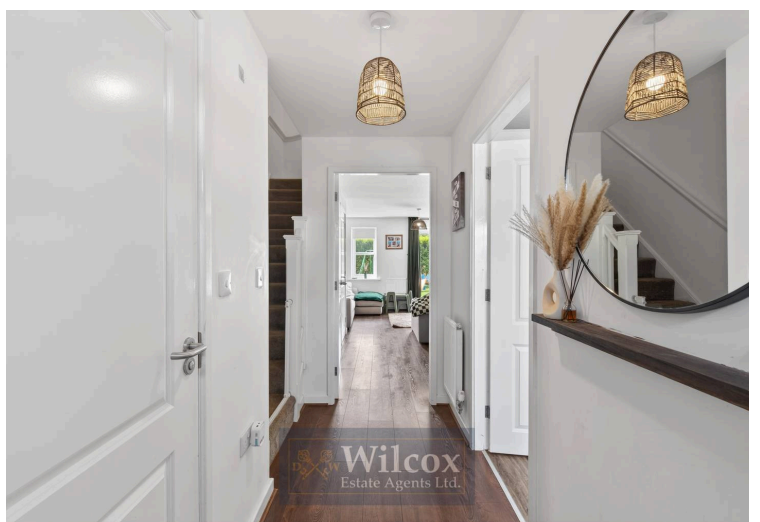
Ground Floor

	Metric	Imperial
Kitchen	2.6 x 3.2	8'5" x 10'5"
Living/Dining	4.8 x 5.6	15'11" x 18'4"
W.C.	0.9 x 2.0	2'6" x 6'6"



First Floor

	Metric	Imperial
Bedroom 1	2.7 x 4.6	8'9" x 15'1"
Bedroom 2	2.7 x 4.2	8'9" x 13'8"
Bedroom 3	2.1 x 2.7	6'9" x 8'9"
Bathroom	2.1 x 2.0	6'9" x 6'6"



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The property boasts a generous tarmac driveway, offering off-road parking for two vehicles. A flagged pathway leads to the front garden and continues down the side of the house, where you will also find the external gas metre box. The rear garden is designed for low maintenance, featuring a combination of a flagged patio area, a neatly lawned section, and mature bushes, all enclosed by fence panels for added privacy and security. This outdoor space is ideal for enjoying summer evenings, entertaining friends, or providing a safe play area for children. The thoughtful landscaping ensures a pleasant outlook with minimal upkeep required, allowing you to make the most of your leisure time. With its combination of stylish interiors, practical features, and well-maintained outside space, this property represents a fantastic opportunity to acquire a modern family home in a sought-after location.