



## 45 Raikes Road, Bolton

£165,000 Freehold

Modern two double bedroom semi detached property • Modern soft grey shaker kitchen with Quartz worktops and matching upstand • Integrated fridge freezer, dishwasher, microwave and washing machine • Modern bathroom suite with matt black power shower over the bath • Large drive way for four vehicles • Excellent investment opportunity • Perfect first Time Buyer property • Two minute walk to Leverhulme Park • Close to three good primary schools • Walking distance to Bolton Town Centre

 **Wilcox**  
Estate Agents Ltd.





This modern two bedroom semi detached house presents an excellent opportunity for first time buyers and investors alike. The property offers a bright and contemporary living environment, featuring two generously sized double bedrooms. The heart of the home is a stylish soft grey shaker kitchen, complete with Quartz worktops and matching upstand, which is both elegant and practical. Integrated appliances include a fridge freezer, dishwasher, microwave and washing machine, ensuring a seamless and efficient cooking experience.

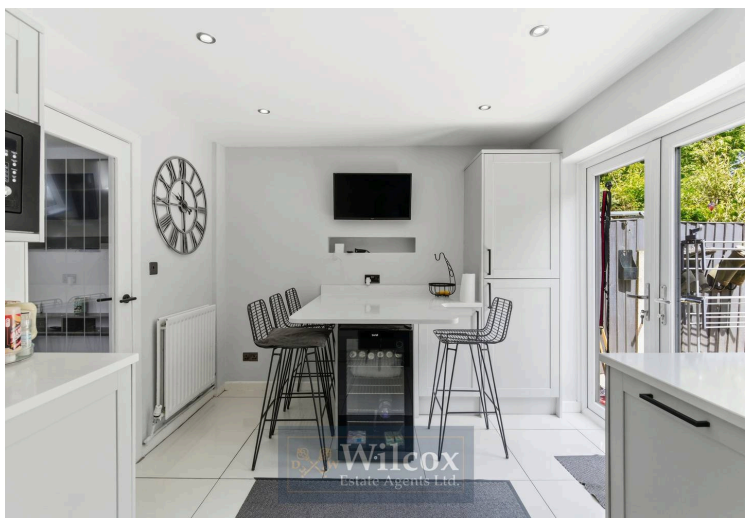
The spacious living area is ideal for relaxing or entertaining, while the modern bathroom suite boasts a matt black power shower over the bath, adding a touch of luxury to daily routines. The property benefits from double glazing and gas central heating throughout, providing comfort and energy efficiency. Located just a two minute walk from Leverhulme Park, the house is also within easy reach of three highly regarded primary schools, making it an ideal choice for families. Bolton Town Centre is within walking distance, offering a wide variety of shops, cafes and amenities for your convenience.

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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Outside, the property features a substantial tarmac driveway, providing off road parking for up to four vehicles. This is a rare advantage in the area, offering both convenience and peace of mind for homeowners and visitors alike. A security light enhances safety and security, while external gas and electric metres are easily accessible for maintenance. The low maintenance exterior ensures that you can spend more time enjoying your home and less time on upkeep. Whether you are looking to entertain guests, accommodate a growing family or simply enjoy the ease of plentiful parking, this property's outside space is sure to impress. With its combination of modern interiors, excellent location and extensive parking, this home is a must see for those seeking comfort, convenience and style in a sought after part of Bolton.