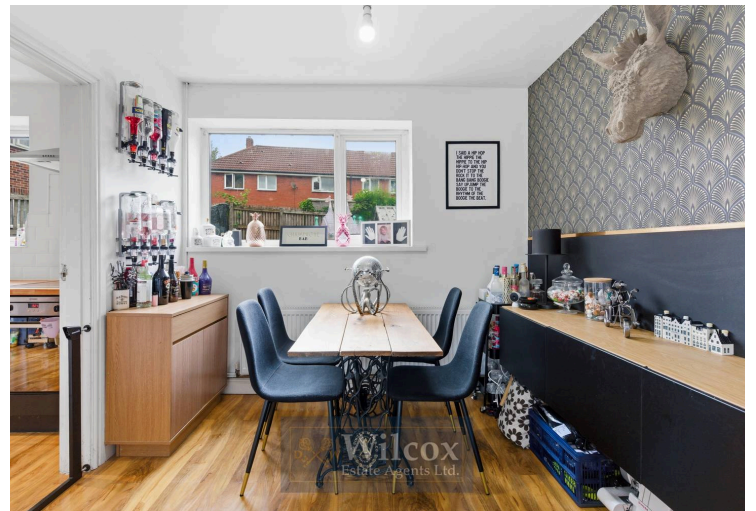
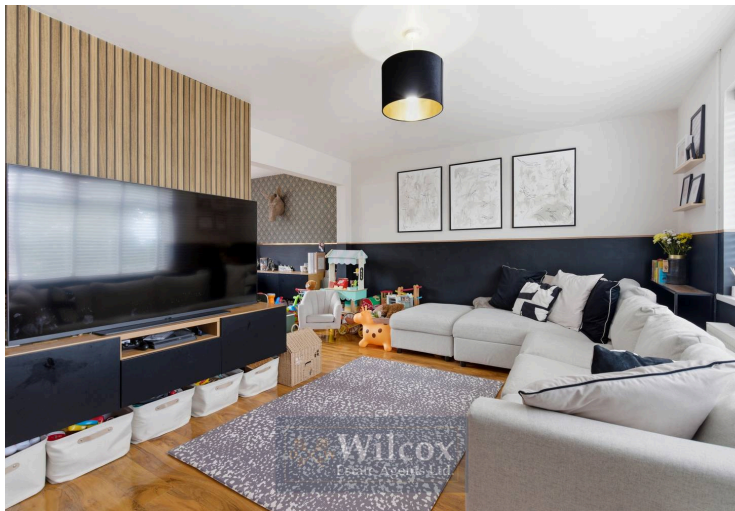


131 Winchester Way, Bolton

£180,000 Leasehold

Three bedroom semi detached property • Large corner plot • Downstairs W.C. • Utility Room • Modern three piece bathroom suite • Large rear garden • Driveway for two vehicles • Potential to extend STPP • Walking distance to St Catherine's Academy • Close to local amenities





This well presented three bedroom semi detached house is ideally situated on a generous corner plot, offering excellent potential for extension (subject to planning permission). The property is thoughtfully arranged, featuring a welcoming entrance hallway, a spacious lounge that flows into a bright dining area, and a modern kitchen with ample storage space. A useful utility room and a convenient downstairs W.C. enhance the practicality of the ground floor.

Upstairs, there are three well proportioned bedrooms, all served by a stylish three piece bathroom suite. The home is well maintained throughout, with neutral décor and modern fixtures, making it ready to move into. Located within walking distance of St Catherine's Academy and close to a range of local amenities, this property is ideal for families seeking both comfort and 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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The outside space is equally impressive, beginning with a stoned driveway that provides off road parking for two vehicles. The front garden features a neatly lawned area bordered by mature bushes and shrubs, with a block paved pathway leading up to the front door. The property is enclosed by a combination of brick wall and fence panel surrounds, ensuring privacy and security. To the rear, the large garden offers plenty of space for children to play, entertaining guests, or further landscaping to suit your needs. The size of the plot presents exciting opportunities for future development or extension (subject to planning permission), making this an attractive choice for buyers looking for a home with room to grow.