



## 74 Newby Road, Bolton

£170,000 Freehold

Three bedroom terrace property • Modern bathroom suite with power shower over the bath • Driveway for one vehicle • Mature three tiered rear garden with multiple patio areas • Good sized kitchen/breakfast room • Walking distance to St Catherine's Academy • Close to good primary schools • Close to local amenities • Excellent first time buyer property • Excellent investment opportunity





This well-presented three bedroom end of terrace house offers an excellent opportunity for first time buyers or investors seeking a spacious and conveniently located home. Situated within walking distance of St Catherine's Academy and close to highly regarded primary schools, this property is ideally positioned for families and professionals alike. The entrance hallway leads to a generous kitchen and breakfast room, providing ample space for dining and entertaining. The comfortable living room enjoys plenty of natural light, creating a welcoming atmosphere for relaxing with family or friends.

Upstairs, there are three well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office or dressing room. The modern bathroom suite features a power shower over the bath and contemporary fittings, ensuring a stylish and practical space for daily routines. The property is located close to a variety of local amenities, including shops, cafes and public transport links, making every-day living both convenient and enjoyable. With its practical layout and desirable location, this home is both an excellent first time purchase and a sound investment opportunity.

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, beginning with a smart frontage that includes a brick wall, wrought iron gate and a flagged pathway leading to the front door. The lawned area is complemented by mature conifers, established bushes, decorative shrubs and well-placed planters, creating a welcoming first impression. Double wrought iron gates open to a private driveway, providing off-road parking for one vehicle. To the rear, the mature four tiered garden is a true highlight, offering multiple patio areas that are perfect for outdoor dining, entertaining or simply relaxing in the sunshine. The thoughtfully landscaped garden features a selection of established plants and shrubs, providing colour and interest throughout the seasons. This versatile outdoor space is ideal for children to play or for gardening enthusiasts to enjoy, while the various seating areas offer a peaceful retreat from the hustle and bustle of daily life. With its combination of practical features and attractive landscaping, the outside space enhances the overall appeal of this delightful home.