



Claves.



Hallbridge Gardens

Bolton, BL1 8UT

£215,000



Immaculately presented across three spacious floors, this modern townhouse offers stylish and practical living. A brief overview of the accommodation includes three double bedrooms with a dressing room and en-suite to the master, family bathroom, kitchen-diner, lounge, and entrance hall. Externally is an easy maintenance private garden at the rear, as well as private parking for two cars.

Fresh, neutral décor and quality finishes flow through the home, creating a turnkey opportunity for buyers seeking a spacious, low-maintenance property in a very well-connected residential setting. Whether you're a growing family, professional couple, or downsizer looking for space without lots of upkeep, this home could be the one for you.



Living Space

Step into a welcoming entrance hall that leads to a bright and contemporary lounge, finished with a dark laminate flooring, fresh white walls with feature wall panelling, and handy understairs storage. The front window affords an airy ambience, and to the rear is the spacious kitchen-diner, offering room for a dining table and practicality for everyday living. It's equipped with an inset stainless-steel sink and drainer, AEG oven, five-ring gas hob with extractor, integrated fridge freezer, and allocated places with plumbing for the washer and dryer – all set within in a sleek, functional design comprising white cabinetry, white tiled splashbacks and a contrast worktop to suit modern life.

Bedrooms & Bathrooms

Upstairs, the first-floor houses two spacious double bedrooms, along with a well-presented three-piece family bathroom and a generous storage cupboard. Within the bathroom are half tiled walls, bath with shower, basin and WC. The top floor is dedicated to an impressive principal suite, featuring a large bedroom with sloped ceilings and character windows, a dressing room, and a private three-piece shower en-suite. The master bedroom on the top floor offers space and seclusion from the rest of the home – perfect for professionals or parents seeking a quiet sanctuary.

Outside Space

To the rear is an easy maintenance garden bordered by woodland, featuring a patio and artificial lawn – ideal for busy lifestyles or those who prefer low maintenance. The spacious patio provides plenty of room for outdoor seating and dining, while the artificial lawn and raised plant bed add a touch greenery without the hassle of upkeep. To the front, there's a private driveway, plus an additional allocated parking space in the carport.

Location

Nestled on a quiet, modern cul-de-sac in the well established Hallbridge Gardens development, this home enjoys a peaceful yet very well-connected setting just off Crompton Way. Hall t'rh' Wood railway station is just a short stroll away, offering fast and frequent services into Bolton, Manchester and beyond – perfect for daily commuters. Families will appreciate the excellent access to a broad range of schools: several primary schools are within walking distance, and Thornleigh and Canon Slade secondary schools are also nearby. For everyday convenience, Astley Bridge retail area provides a variety of large supermarkets, independent shops, cafes and other amenities. The area is well-connected by public transport and major road links, making it ideal for both work and leisure.

Specific Details

Tax band: C

Tenure: Leasehold

Lease term: 999 years from 4th May 2004

Ground rent: £200 per annum

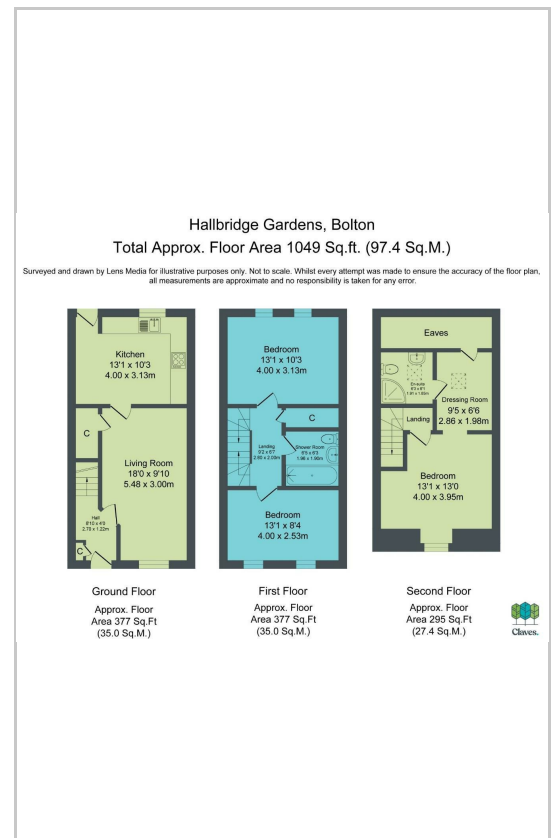
Heating: Modern boiler and tank system with radiators

Boiler: Worcester, located in the kitchen

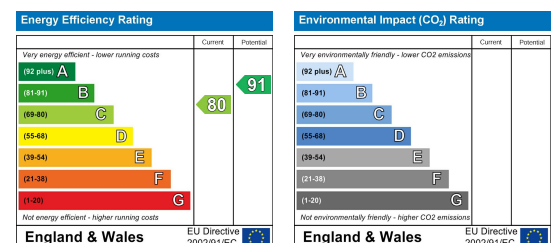
Area Map



Floor Plans



Energy Efficiency Graph



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