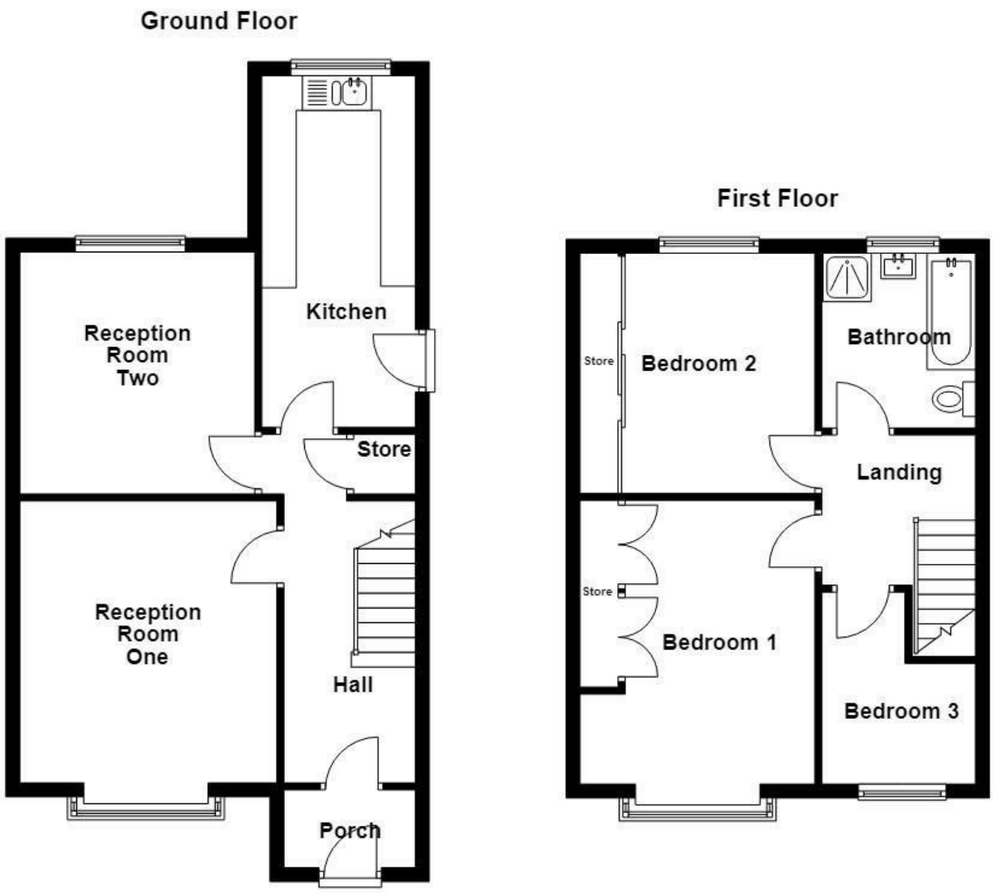
Keenans











Lea Gate Close, Bolton, BL2 4AA

£290,000

Welcome to this charming semi-detached home located in the desirable area of Lea Gate Close, Bolton. This delightful property boasts a spacious layout, perfect for families or those seeking extra room to breathe.

Upon entering, you will find two large reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

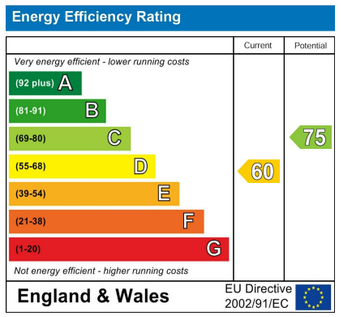
The property features three generously sized bedrooms, each providing a comfortable retreat for rest and relaxation. These large bedrooms are ideal for families, offering plenty of space for furnishings and personal touches.

The bathroom is well-appointed, ensuring convenience for all residents.

One of the standout features of this home is the expansive gardens that surround the property. These large outdoor spaces provide a wonderful opportunity for gardening, outdoor play, or simply enjoying the fresh air. Whether you wish to host summer barbecues or create a tranquil garden oasis, the possibilities are endless.

Situated in a peaceful neighbourhood, this home offers a perfect blend of comfort and convenience. Local amenities, schools, and parks are within easy reach, making it an ideal location for families and professionals alike.

In summary, this semi-detached house on Lea Gate Close is a fantastic opportunity for those seeking a spacious and inviting home in Bolton. With its large reception rooms, ample bedrooms, and generous gardens, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your own.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Lea Gate Close, Bolton, BL2 4AA

£290,000

3 1 2 D

- Three Bedroom Semi Detached Family Home
- Well Presented Throughout
- Off Road Parking
- Tenure - Freehold
- Two Spacious Reception Rooms
- Popular Residential Location
- EPC Rating - D
- Generous Front And Rear Gardens
- Ideal Family Home
- Council Tax Band - C

Ground Floor

Entrance
Composite double glazed door leading to porch.

Porch
6'3 x 3'8 (1.91m x 1.12m)

UPVC double glazed windows, tiled flooring, composite double glazed door leading to hall.

Hall
16 x 7'9 (4.88m x 2.36m)

Central heating radiator, doors leading to reception room one, reception room two and kitchen.

Reception Room One
13'4 x 12'2 (4.06m x 3.71m)

UPVC double glazed box window, central heating radiator.

Reception Room Two
11'5 x 11'2 (3.48m x 3.40m)

UPVC double glazed window, central heating radiator.

Kitchen
16'8 x 7'9 (5.08m x 2.36m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, tiled splashbacks, one and a half sink and drainer with mixer tap, freestanding oven, space for fridge freezer, lino flooring, double glazed barn door to rear.

First Floor

Landing
7'4 x 5'7 (2.24m x 1.70m)

UPVC double glazed window, central heating radiator, doors leading to three bedrooms and bathroom.

Bedroom One
13'5 x 11'4 (4.09m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Two
11'4 x 11'4 (3.45m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three
9'1 x 7'4 (2.77m x 2.24m)

UPVC double glazed window, central heating radiator.

Bathroom
8'3 x 7'4 (2.51m x 2.24m)

UPVC double glazed window, four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, direct feed walk in shower, partial tiled elevations, tiled effect flooring.

External

Rear
Laid to lawn garden with paved path surrounding.

Front
Driveway leading to garage, bedding areas, mature shrubbery.





