



- Well Presented Mid Terraced House
- 2 Reception Rooms
- Kitchen/Utility Room
- 3 Good Sized Bedrooms
- Spacious 3 Piece Shower Room
- Rear Courtyard
- Close to First Class Schools & The Rail Station
- Internal Inspection Highly Advised

23 Rigby Lane, Bolton, BL2 3EG

Welcome to 23 Rigby Lane...

A deceptively large three-bedroom mid-terraced home, lovingly renovated to create a fantastic family home with modern conveniences while retaining period character and charm. Featuring a cosy family lounge, dining room with log burner, kitchen, three well-sized bedrooms and a spacious, contemporary shower room. Set on the highly desirable street of Rigby Lane, perfectly placed for tranquil walks, Bromley Cross Rail Station and first-class schools.

A Closer Look...

Step inside to a welcoming entrance hallway and you'll immediately notice the period features, such as the impressive cast iron radiators and ceiling coving. To your left is a cosy family lounge with a feature living flame gas fire. A second reception room to the rear is perfect for dining with family and friends with a fabulous log burning stove - just imagine hosting Christmas for the family with the log burner roaring away! A door provides access to the kitchen and utility room which has an exit door to the rear courtyard.

Off to Bed...

Upstairs, you'll find three well-sized bedrooms, the spacious modern shower room and access to the loft (with potential for conversion subject to any necessary planning permissions). The master bedroom sits at the front of the first floor, offering a great double size with plush grey carpets and a traditional cast iron fireplace. Bedroom two is also a good double size with aluminium-framed sliding wardrobes offer plenty of storage. The third bedroom is a spacious single with plush grey carpets and a large window filling the room with natural light, and would make an equally great home office or dressing room as required. Completing the internal accommodation, the bathroom is luxuriously spacious with part-tiled elevations in soothing natural stone. A large walk-in shower sits to one corner of the room, and there is a wall-hung basin, W.C. and traditional towel radiator.

Outside...

To the rear of the home is a private courtyard with plenty of space to enjoy the sunshine and a BBQ. A secure pedestrian gate leads to the rear lane, where you can park off-road if desired.

The Location...

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Rigby Lane is conveniently located off Turton road within walking distance of Bromley Cross railway station, Turton School and the delightful open countryside of the Jumbles Country Park and also with The Rigby's literary on your doorstep perfect for outdoor pursuits! Canon Slade Secondary School is within a quarter of a mile and the property is well placed for access into Bolton Centre, together with the A666 motorway link.

£240,000

www.williamthomasestates.co.uk

454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

External Elevation



Entrance Hall



Lounge





Additional Lounge Pictures



Dining Room



Kitchen



Utility Room



First Floor

Landing



Bedroom 1



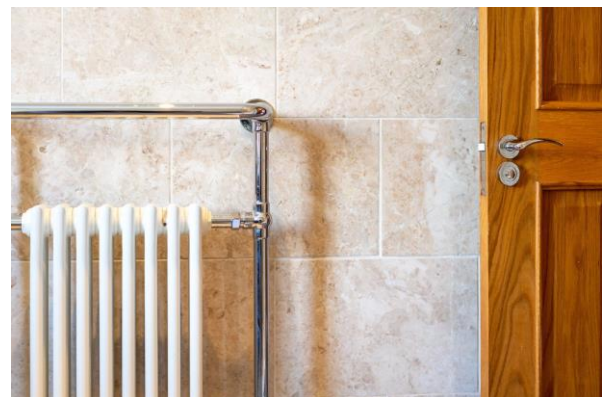
Bedroom 2



Bedroom 3



Spacious 3 Piece Shower Room



Rear Courtyard



Agents Notes

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