

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

3 Seaton Road, Bolton, BL1 6JB

Welcome to 3 Seaton Road...A charming semi detached family home perfect for first-time buyers or growing families! With gardens to the front and rear and ample internal living space, located in a great position for local amenities and transport links. Briefly comprising of entrance hallway, lounge, kitchen, two bedrooms and three-piece family bathroom. Viewing is highly recommended!

Step Inside...

Into the welcoming entrance hall, the first room to discover is the beautifully presented lounge, where a charming front-facing bay window fills the space with natural light. A stylish electric wall fire creates a cosy focal point, perfect for relaxing evenings. To the rear, the kitchen is fit with sleek grey wall and base units, integrated appliances include an electric hob, oven and extractor hood. A stainless steel sink, space for a fridge freezer, and a convenient breakfast bar make this a practical space for everyday living. There is also a useful under stair storage cupboard with plumbing for a washing machine, while a rear door provides direct access to the garden.

Bedtime And Bath...

Upstairs, you'll find two bedrooms and the family bathroom. The master bedroom sits to the front of the home with fitted furniture, and pleasant views of the distant countryside. Bedroom two is found to the rear, also offering space for a double bed alongside fitted wardrobes. Completing upstairs, you will find the fully tiled family bathroom with a W.C., bath with overhead and handheld shower heads, chrome heated towel rail and a wash basin.

Outside...

To the rear, there's a flagged garden with space for your garden furniture and BBQ, as well as an Astro turfed lawn with space for the kids to play. A pedestrian rear gate provides access to the back street as well as a side gate that leads to the easy-to-maintain front garden.

Out and About...

There certainly is lots to be impressed with the location. Moss Bank Park, the historical location of Barrow Bridge, Smithills Country Park and The West Pennine Moors are only a short distance away. Excellent position for access to good local schooling at both primary and secondary levels, good transport routes for Bolton Town Centre and beyond are within easy reach, making this particular property well placed to enjoy the surrounding area.

3 Seaton Road, Bolton, BL1 6JB

£0.00

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Semi-detached Garden Fronted Home
- Lounge
- Kitchen
- Two Well Sized Bedrooms
- Three-Piece Family Bathroom
- Front And Rear Gardens
- Close to Local Amenities

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Front Elevations



Entrance Hallway



Lounge



Kitchen





Stairs



Master Bedroom



Bedroom Two



Three-Piece Bathroom



Rear Garden





Agents Notes

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