



RESIDE

BOLTON

8 Paderborn Way

, Bolton, BL1 1BJ

Asking Price £290,000



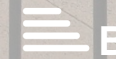
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Situated in the heart of Bolton Town Centre, this superb three-bedroom townhouse, built in 2025, offers contemporary, energy-efficient living across three floors. Offered to the market chain free, this stylish home is ideal for first-time buyers, professionals and families.

The bright, double-aspect ground floor features an open-plan living space with patio doors opening onto the rear garden. The modern kitchen includes integrated appliances and an induction hob, complemented by a utility area, downstairs W/C and durable LVT flooring throughout.

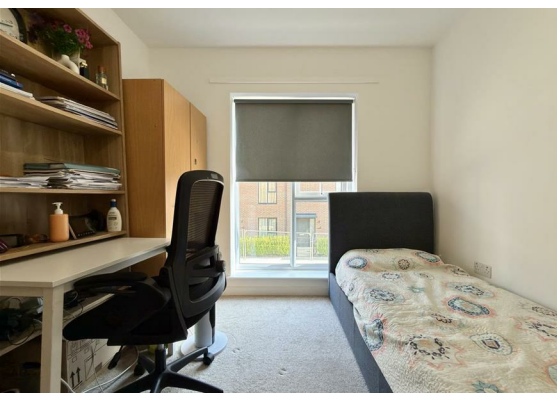
The first floor offers two generous bedrooms and a contemporary family bathroom, while the impressive principal bedroom occupies the entire top floor, complete with an en-suite shower room and private balcony.

Outside, the property benefits from an enclosed rear garden and a secure, gated residents' car park with fob-controlled access, providing an allocated off-road parking space. An energy-efficient air source heat pump provides sustainable heating without the need for gas.

Located within a modern, well-maintained development popular with families and professionals, the property is just a short walk from Bolton Town Centre, offering excellent access to shops, schools, restaurants, leisure facilities and transport links.

Neighbourhood, Moor Lane
Neighbourhood Moor Lane offers an incredibly convenient location right in the centre of Bolton. Just a short walk away, the town's famous Indoor Market serves up food





from around the world, alongside a wide range of shops and local services.

For commuters, Bolton train station is less than five minutes on foot, providing fast, direct access to Manchester City Centre in as little as sixteen minutes, along with regular services to destinations across the region, including the Lake District.

The development is also close to some of Bolton's best-known landmarks, including the Octagon Theatre, Albert Halls, Le Mans Crescent and the green open space of Queens Park. Whether you're heading into the city, grabbing dinner nearby or just taking a walk, everything you need is close at hand.

- CHAIN FREE
- Three spacious bedrooms
- Less than a 5-minute walk to Bolton train station
- Private roof terrace
- Gated parking with one allocated space
- EPC Rating B
- Electric vehicle (EV) charging points available
- Modern open-plan living areas

Floor Plan

