



27 Winterfield Drive, Bolton, BL3 4TE
Offers in excess of £250,000

The Property Perspective

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Located in a pleasant residential area of Bolton, 27 Winterfield Drive benefits from a convenient setting with good access to local amenities, schools and transport links. Bolton is a historic town with strong industrial roots in textile manufacturing and today offers a wide range of shopping, dining and leisure options, particularly around Bolton Town Centre. Families are well served by a number of local primary and secondary schools, while commuters benefit from excellent road connections via the A666 and M61 motorway network. Public transport links are also easily accessible, with rail services from Bolton Railway Station providing routes into Manchester and beyond. For outdoor recreation, nearby green spaces such as Moses Gate Country Park offer scenic walks and open countryside.

The property itself is a well-presented three-bedroom end terraced mews-style home offering comfortable accommodation ideal for modern family living. The ground floor comprises a welcoming living room, a spacious kitchen/diner, a conservatory providing additional living space overlooking the garden, and a convenient WC. To the first floor are three bedrooms along with the family bathroom. Externally, the rear garden is laid to lawn and patio, creating a practical outdoor space with side access. To the front, the property benefits from a driveway providing off-road parking, along with a lawned garden bordered by hedging which enhances privacy and kerb appeal.

FRONT

Driveway for two/three, lawn, hedge borders.

GROUND FLOOR

Living Room 15'5" x 14'5" (4.7m x 4.4m)

Window to front, carpet, radiator, wallpaper and painted walls, gas fire (serviced)

Kitchen/Diner 14'5" x 8'2" (4.4m x 2.5m)

Window to rear, lino flooring, wall mounted and base units, integrated oven, gas hob, extractor, fridge/freezer, space for washing machine and tumble dryer, doors to conservatory, radiator, wallpaper, painted and tiled walls.

Conservatory 11'5" x 8'6" (3.5m x 2.6m)

Tiled flooring, double doors to garden.

Cloaks/WC 6'6" x 2'7" (2m x 0.8m)

Window to front, toilet, sink, painted and tiled walls.

FIRST FLOOR

Bedroom 13'9" x 8'2" (4.2m x 2.5m)

Front facing, window to front, carpet, wallpaper and painted walls, fitted wardrobes, radiator.

Bedroom 10'2" x 7'10" (3.1m x 2.4m)

Rear facing, carpet, window to rear, fitted wardrobes, radiator, wallpaper and painted walls.

Bedroom 10'2" max x 5'10" (3.1m max x 1.8m)

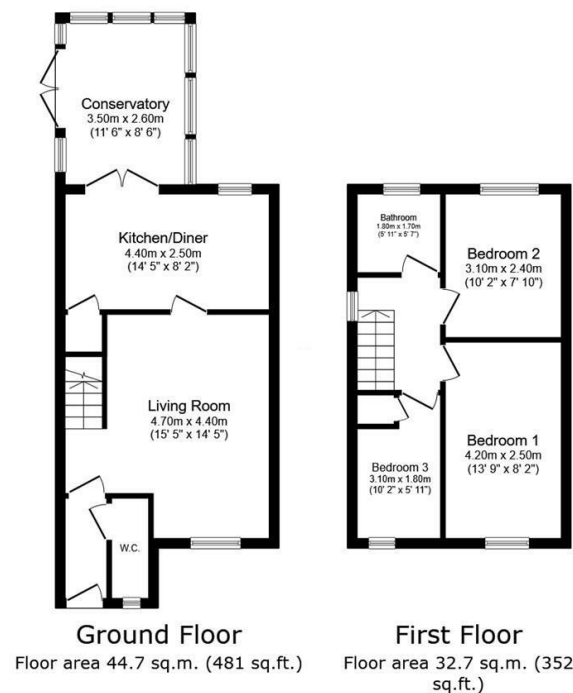
Front facing, carpet, window to front, painted walls, fitted wardrobes, storage over stairs, radiator.

Bathroom 5'10" x 5'6" (1.8m x 1.7m)

Three piece suite with over bath shower, tiled walls, carpet, window to rear.

Rear Garden

Lawn, patio, hardstanding area, 2 x sheds, side entrance, wood fence borders.



Total floor area: 77.4 sq.m. (833 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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