



## Whiteoak View, Bolton

**Offers Over £250,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, ideally situated in a highly sought-after area of Bolton, Lancashire. This lovely family property offers a perfect balance of style and practicality, making it an ideal choice for families and couples alike. The home has been tastefully decorated throughout and maintained to an excellent standard, offering spacious rooms and modern finishes. The property benefits from being close to a wealth of local amenities including Bolton town centre, which offers a superb selection of shops, bars, restaurants, pubs, and well-regarded schools. There are also excellent outdoor spaces nearby, such as Leverhulme Park and Moses Gate Country Park, ideal for family walks and leisure activities. Commuters will appreciate the excellent transport links, with easy access to the M60 and M61 motorways, and frequent bus routes to Bolton, Bury, and Manchester.

As you step into the property, you are welcomed by a bright and inviting porch, which leads directly into the spacious lounge – a warm and comfortable living space that sets the tone for the rest of the home. To the rear, the modern open-plan kitchen and dining area spans the full width of the property, featuring contemporary units, ample worktop space, and an integrated dishwasher. This space is ideal for family gatherings or entertaining guests. From the dining area, sliding doors open into the conservatory, a light-filled space that overlooks the garden and offers French doors leading out to the rear patio.

Moving upstairs, the first floor comprises three well-proportioned bedrooms. The master bedroom stretches across the full width of the property, offering plenty of space for additional furniture. The second bedroom is a generous double, while the third bedroom provides a perfect single room or home office. A modern three-piece family bathroom completes the floor, finished with stylish fixtures and fittings.

Externally, the home boasts a well-kept front garden and a driveway providing off-road parking for two vehicles. To the rear, the split-level garden offers two attractive seating areas, surrounded by mature plants and shrubs, perfect for relaxing or entertaining outdoors. A useful garden shed provides additional storage.

This charming property combines comfort, convenience, and style – a perfect family home in a desirable residential location. Early viewing is highly recommended to fully appreciate all that this home has to offer.





































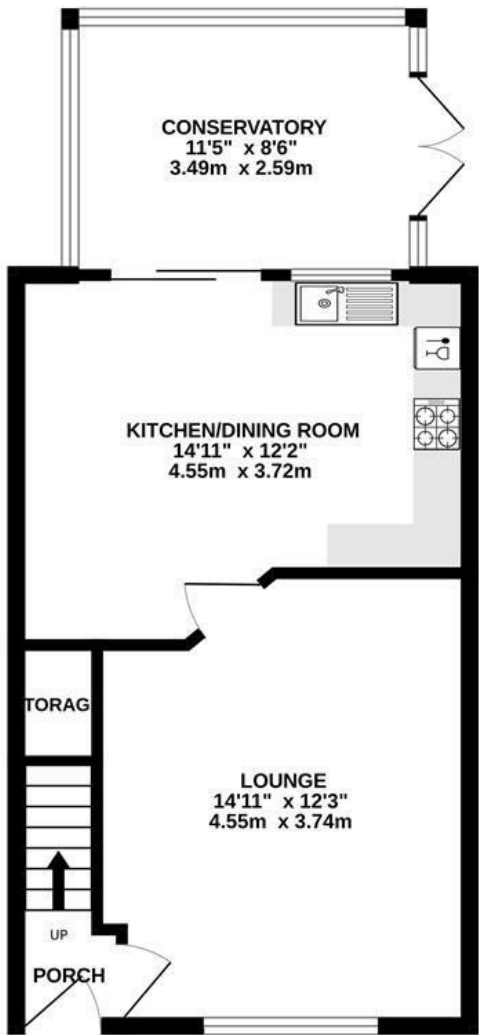




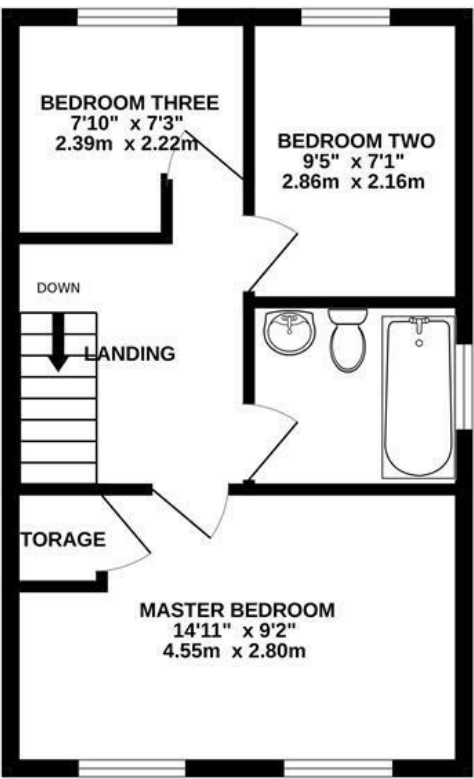


# BEN ROSE

GROUND FLOOR  
467 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

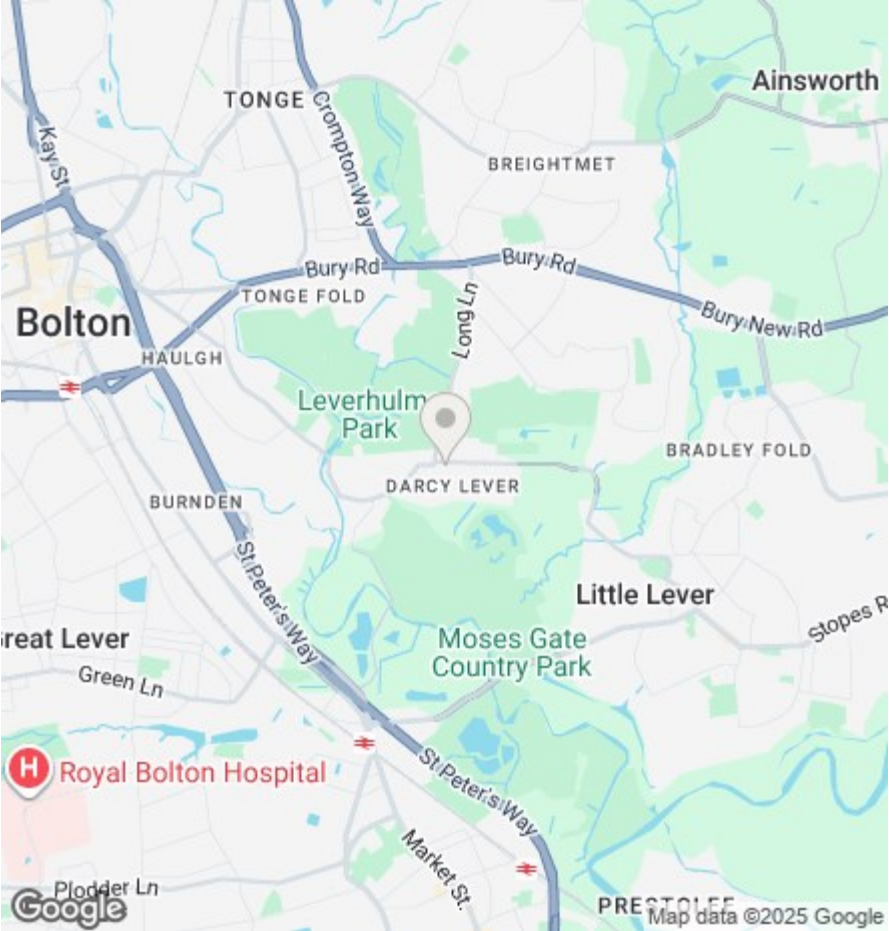


TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		