BEN ROSE



Limefield Road, Bolton **Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached property situated in a sought-after area of Bolton, Lancashire. Offered with fantastic potential throughout, this home is ideal for families, couples, or investors looking for a renovation project in a desirable residential location. The property is in need of complete modernisation, allowing buyers the exciting opportunity to create a home tailored to their own tastes and requirements. Conveniently positioned close to Bolton town centre, the home benefits from easy access to a wide range of shops, bars, restaurants, pubs, and reputable local schools. Excellent bus links provide direct routes into Bolton and Bury, whilst nearby access to the M60 and M61 motorways makes commuting towards Manchester and surrounding areas highly convenient.

Internally, the property welcomes you into an entrance hall leading through to the main ground floor accommodation. To the front is a spacious dining room featuring a large bay window allowing plenty of natural light. To the rear is the generously sized lounge, also benefitting from a bay window overlooking the garden. The kitchen offers ample space for redevelopment and provides direct access out to the rear garden.

To the first floor, the property offers a large master bedroom, a second well-proportioned double bedroom, and a third single bedroom ideal for a child’s room, nursery, or home office. Completing the first floor is a three-piece family bathroom suite.

Externally, the property benefits from a driveway providing off-road parking for up to three vehicles alongside a front garden area. To the rear is a mainly paved garden offering low-maintenance outdoor space with excellent potential for landscaping or entertaining. With spacious rooms, a desirable location, and endless potential throughout, this property presents an excellent opportunity to create a superb family home.





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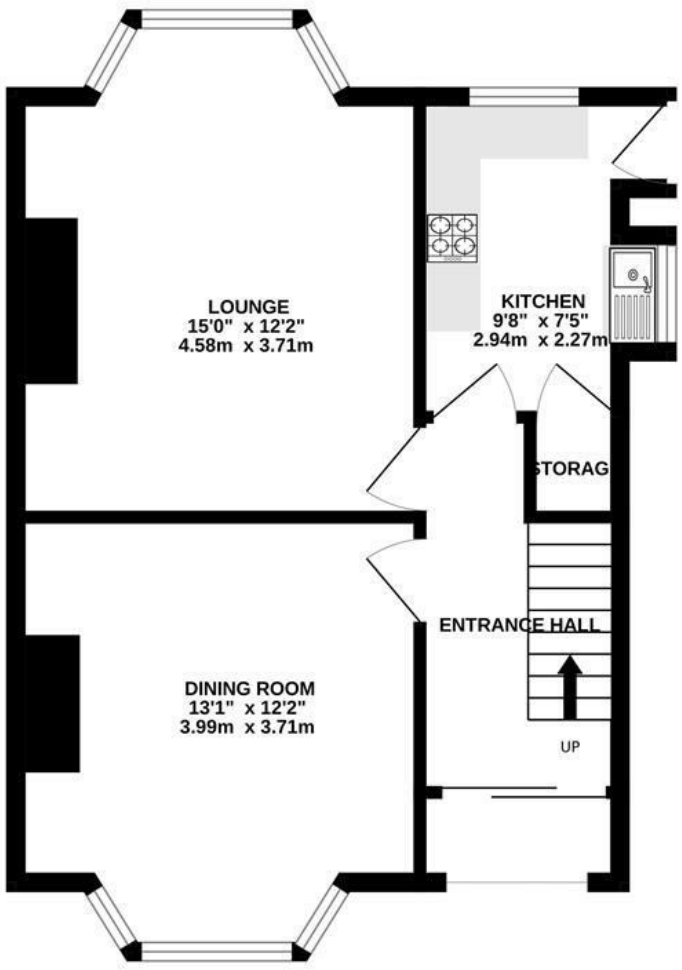




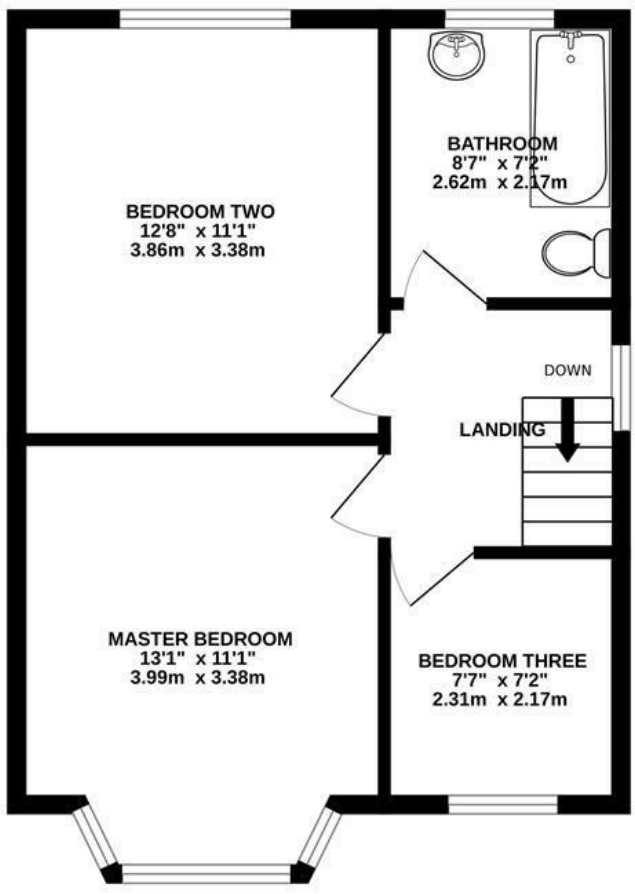
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GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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