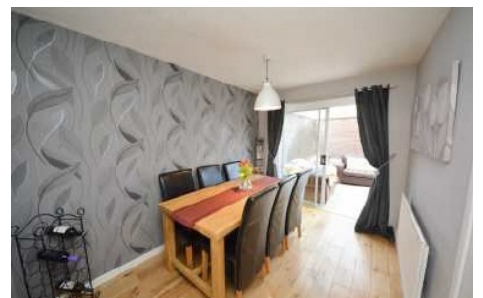




France Street, Bolton, BL5 2HP

Offers over £195,000

Sapphire Homes are delighted to offer For Sale this well presented 3 bedroom link detached family home situated in one of Westthroughton's most sought after residential area's and located within walking distance of outstanding local schools, local amenities and transport links. The accommodation briefly comprises of entrance / hallway with storage cupboard / cloakroom, generous living area with through dining room, modern fitted kitchen, conservatory and downstairs W.C. To the first floor the landing area provides access to three good sized bedrooms and a family bathroom with modern fitted 3 piece suite in white with shower over bath. The property is warmed by gas central heating and benefits from double glazing and a tasteful decor throughout. Externally there are well maintained gardens to the front and rear with the rear enjoying a private outlook with patio area, well stocked borders, elevated decking area and perimeter fencing. To the front elevation there is off road parking for 2-3 cars, lawn area, mature trees and hedges and access to the side elevation. The garage has also been converted by the current owner to incorporate a further room with access door from the rear garden. Early internal viewings are highly recommended to appreciate in full.



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Specialists in Sales, Lettings & Property Investments

France Street, Bolton, BL5 2HP

GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room

Kitchen

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

Rear Garden

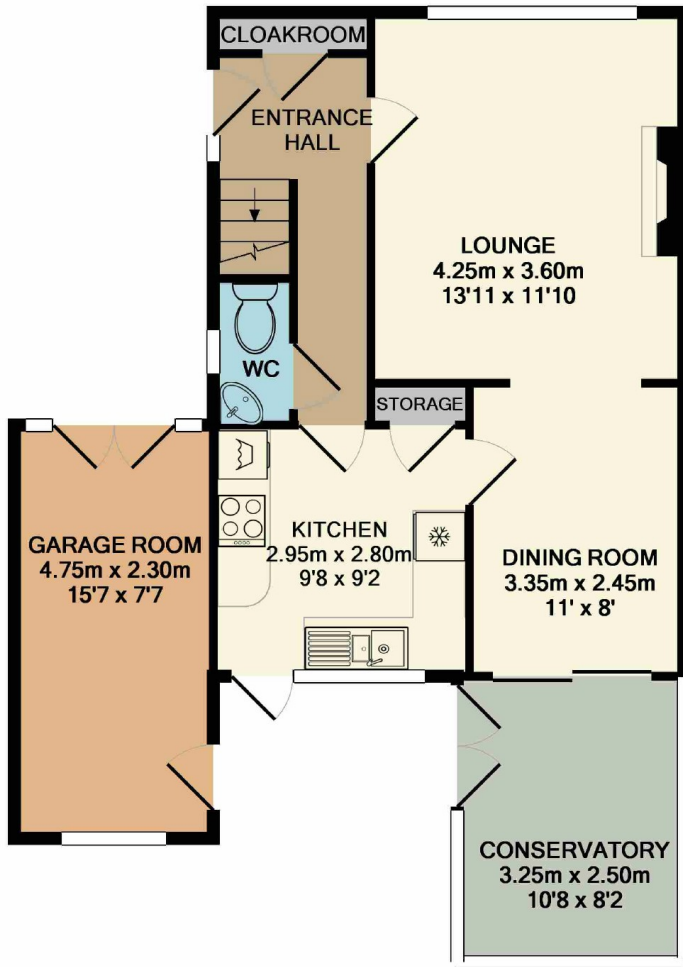
Garage / Garage Room



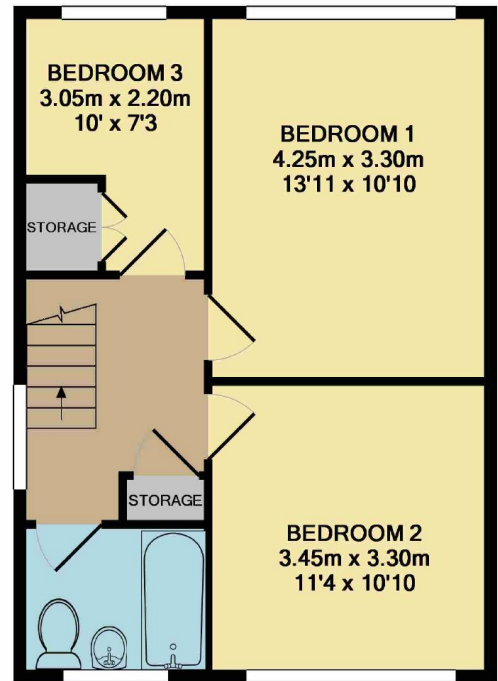
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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