



## 52 Sherbourne Road , Bolton, BL1 5NW

Pleasantly situated on a corner plot, an attractive three bedroom extended semi detached house with double detached garage. The property is not overlooked to the front or rear and is located in this popular residential area being within walking distance of local shops and schools. The well designed accommodation has many attractive features comprising of porch, entrance hall, lounge and sitting area both with feature fireplaces, fitted extended open plan 'L' shaped kitchen, landing, three bedrooms and fitted bathroom. An excellent purchase for the growing family.

**£375,000**

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, Bolton, BL1 5NW



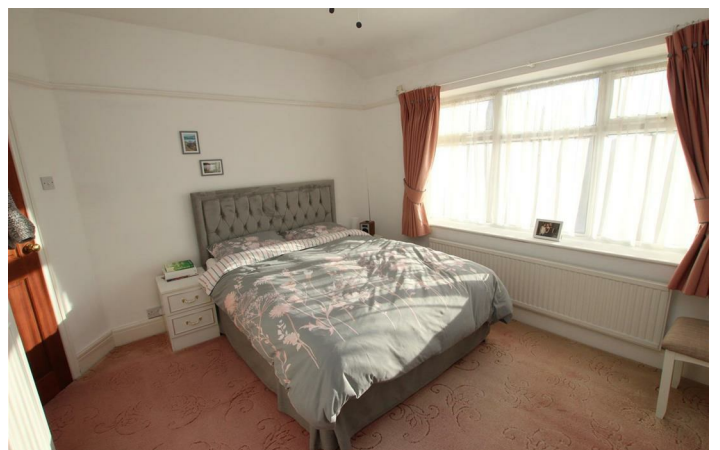
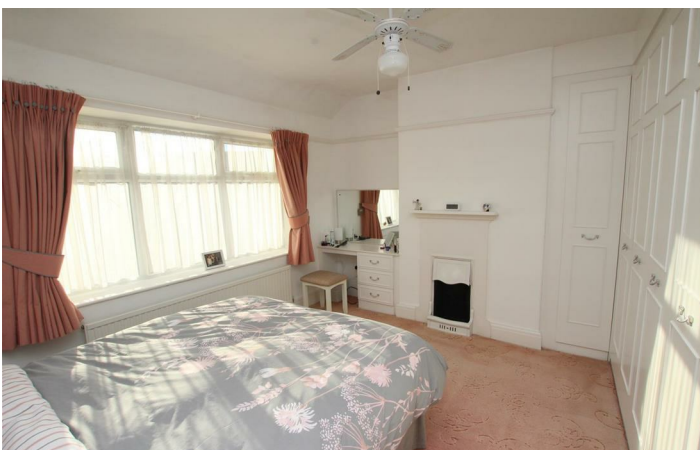
- Lounge with Feature Fireplace and Attractive Bay Window
- Fitted Kitchen with Built in Appliances
- Double Detached Garage with Electric Door and Driveway Providing Parking
- Open Plan Sitting Room with Fireplace
- Three Double Bedrooms
- Located in a Popular Residential Area
- Extended 'L' Shaped Dining/Kitchen
- Good Size Garden to Three Sides with Lawned Areas
- Excellent Purchase for the Growing Family

<p><b>Porch</b></p> <p>Feature stained glass window, internal door with feature leaded window leading to</p>	<p><b>Bedroom One</b></p> <p>Range of fitted wardrobes to one wall, fitted dressing unit, fireplace, single radiator.</p>	<p>separate entrance door. Garage has an electric door with power and light.</p> <p><b>PROPERTY MISDESCRIPTION ACT 1991.</b></p> <p>Chris Ball Sales &amp; Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.</p>
<p><b>Entrance Hall</b></p>	<p><b>Bedroom Two</b></p> <p>Range of fitted wardrobes, fitted dressing unit, fireplace, single radiator.</p>	
<p><b>Lounge</b></p> <p>Attractive feature Adam style fireplace with gas fire, picture rail, double radiator, bay window.</p>	<p><b>Bedroom Three</b></p> <p>Picture rail, single radiator.</p>	
<p><b>Sitting Room</b></p> <p>Attractive feature Adam style fireplace with open fire, ceiling coving, picture rail, double radiator.</p>	<p><b>Bathroom</b></p> <p>Three piece suite comprising of bath with electric shower, low flush toilet, wash hand basin, tiled over bath, timber panelling to the walls and ceiling, access to loft, single radiator.</p>	
<p><b>Open Plan Extended Dining Kitchen</b></p> <p>Range of fitted wall and base units in Oak with contrasting worktops incorporating bowl and a half sink unit. Five ring gas hob, electric double oven, overhead canopy with extractor fan. New Baxi gas boiler, built in fridge freezer, washing machine, dishwasher, tiled floor, rear exit door.</p>	<p><b>Heating</b></p> <p>Gas central heating from newly fitted boiler in the kitchen.</p>	
<p><b>Landing</b></p> <p>Feature leaded window.</p>	<p><b>External</b></p> <p>Large corner plot with garden to three sides, well stocked and tended. Enclosed rear garden, flagged leading to double detached garage with</p>	



Directions





Floor Plan



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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