



## 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**

# 52 Sherbourne Road

, 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

## Porch

Feature stained glass window, internal door with feature leaded window leading to Range of fitted wardrobes to one wall, fitted dressing unit, fireplace, single radiator.

## Entrance Hall

### Lounge

Attractive feature Adam style fireplace with gas fire, picture rail, double radiator, bay window.

### Sitting Room

Attractive feature Adam style fireplace with open fire, ceiling coving, picture rail, double radiator.

### Open Plan Extended Dining Kitchen

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 the kitchen. Baxi gas boiler, built in fridge freezer, washing machine, dishwasher, tiled floor, rear exit door.

### Landing

Feature leaded window.

### Bedroom One

Range of fitted wardrobes, fitted dressing unit, fireplace, single radiator.

### Bedroom Two

Picture rail, single radiator.

### Bedroom Three

Picture rail, single radiator.

Bathroom 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.

### Heating

Gas central heating from newly fitted boiler in

### External

Large corner plot with garden to three sides, well stocked and tended. Enclosed rear garden, flagged leading to double detached garage with

separate entrance door. Garage has an electric door with power and light.

## PROPERTY MISDESCRIPTION ACT 1991

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## Directions

Map data ©2026 Google



## 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 specification or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	