



3 bed end of terrace house to buy in BL3

Partington Street, Bolton, Greater Manchester, BL3 3LE

£160,000 Starting Bid

 x3  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Open-plan dining room & lounge with bay window
- ✓ Three bedrooms
- ✓ Modern bathroom with corner shower and heated towel rail
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated on Partington Street, BL3 3LE, this traditional terraced home offers a deceptively spacious layout with a sociable open-plan dining room and lounge, three bedrooms, a modern bathroom and a low-maintenance rear courtyard garden. Ideal for first-time buyers, young families, or anyone looking for practical space with character.

Step inside and you're welcomed into a bright front dining room, enhanced by a bay window that fills the space with natural light. Decorative touches such as coving, dado rail and an ornate ceiling add a lovely sense of period charm while still leaving plenty of scope to modernise and personalise. Open to the dining room, the lounge creates a comfortable second living zone with a feature fireplace as a focal point. The open flow between both areas makes the ground floor feel connected and inviting, perfect for entertaining, family time, or simply relaxing, with access towards the rear bringing a pleasant connection to the garden.

To the rear, the kitchen is arranged in a practical galley style with a range of fitted wall and base units, generous worktop space, and a built-in oven with hob and extractor above. The layout is functional for day-to-day use, with good storage and natural light from the rear window.

Upstairs, the property benefits from a surprisingly spacious landing, leading to three bedrooms and the bathroom. Bedroom one is a generous main room featuring fitted wardrobes with mirrored sliding doors, providing excellent built-in storage while keeping the room light and airy. Bedroom two is another well-proportioned room, ideal as a double or large single, while bedroom three offers flexible additional space, perfect for a nursery, home office, dressing room, or child's bedroom. Completing the accommodation is the modern bathroom, fitted with a corner shower enclosure, wash basin and WC, complemented by contemporary tiling and a chrome heated towel radiator, with a frosted window for light and ventilation.

Externally, the home enjoys an enclosed rear courtyard-style garden, designed for low maintenance and everyday convenience. Predominantly paved, it provides a practical outdoor space for seating and potted planting, with raised borders adding greenery, plus a useful outbuilding/shed for storage and gated rear access — ideal for bikes, bins and general access.

Location-wise, BL3 is a popular spot for buyers wanting strong day-to-day convenience. You're within easy reach of local shops and supermarkets, plus a wider range of retail, leisure and dining options in Bolton town centre. For commuters, there are regular bus links nearby and good road access to key routes connecting to surrounding areas, while Bolton railway station provides rail connections for travel further afield. The area is also well served by a selection of local primary and secondary schools, along with nearby parks, healthcare facilities and other everyday amenities, making it a practical base for a wide range of buyers.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 102

Annual Ground Rent Amount: £3.00

Price: Starting Bid £160,000

Property Type: End of terrace house

Parking: On Street

Year built: 1910

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Reception Room 1 (4.89m x 5.09m)

Positioned to the front of the home, the dining room is a bright and inviting space, enhanced by a bay window that allows plenty of natural light to pour in. The room has a traditional feel thanks to the decorative ceiling, coving and dado rail, giving it real character while still offering a blank canvas for modern styling. There's ample space for a family dining table, making it ideal for everything from everyday meals to hosting friends and relatives, and it flows naturally through to the lounge to create a sociable ground-floor layout.

Reception Room 2 (3.92m x 4.17m)

Open to the dining room, the lounge provides a comfortable and well-proportioned living space with a feature fireplace creating an attractive focal point. This is a room that suits both relaxed evenings and entertaining, with plenty of wall space for media setups and a layout that can be arranged in a variety of ways. To the rear, the room opens towards the garden, helping the space feel connected and airy, and making it especially pleasant during warmer months when you want that easy indoor-outdoor feel.

Kitchen (2.11m x 3.98m)

The kitchen is arranged in a practical galley style, offering an efficient layout with a good run of worktop space and a range of fitted wall and base units for storage. A built-in oven is complemented by a hob and extractor above, keeping the finish functional and streamlined. With a rear-facing window bringing in natural light, the kitchen feels bright while providing a straightforward workspace that's ideal for daily cooking. The shape of the room makes it easy to move around, with plenty of scope for personalisation and future improvement depending on taste.

Landing (1.63m x 5.17m)

The first-floor landing is notably spacious for this style of property, giving a more open feel than you might expect. With natural light filtering through, it provides a pleasant transition space between rooms and offers access to all first-floor accommodation. The additional width also makes the upstairs feel less boxed-in and more comfortable for busy day-to-day use.

Master Bedroom (2.56m x 5.1m)

A generous main bedroom, offering excellent proportions and a calm, comfortable feel. A key feature is the fitted wardrobe set with mirrored sliding doors, providing great built-in storage while also helping the room feel brighter and more spacious. There is ample space for a double bed and additional furnishings, and the overall layout makes it an ideal principal bedroom for a couple or someone wanting a larger, more flexible sleeping space.

Bedroom 2 (3.16m x 4.25m)

The second bedroom is another well-sized room that works perfectly as a double or large single depending on requirements. It's a versatile space that could suit a child's room, guest room, or a dedicated home office without feeling compromised. With space for wardrobes and drawers as well as the bed, it's a practical option for growing families or buyers wanting flexible accommodation.

Bedroom 3 (2.19m x 3.31m)

Bedroom three is a well-proportioned additional bedroom, ideal for a nursery, home office, dressing room or a younger child's bedroom. The room still offers comfortable usable floor space, making it a genuinely functional third room rather than a box room. It's perfect for buyers who need that extra bit of flexibility, whether that's work-from-home space or simply additional storage/guest capacity.

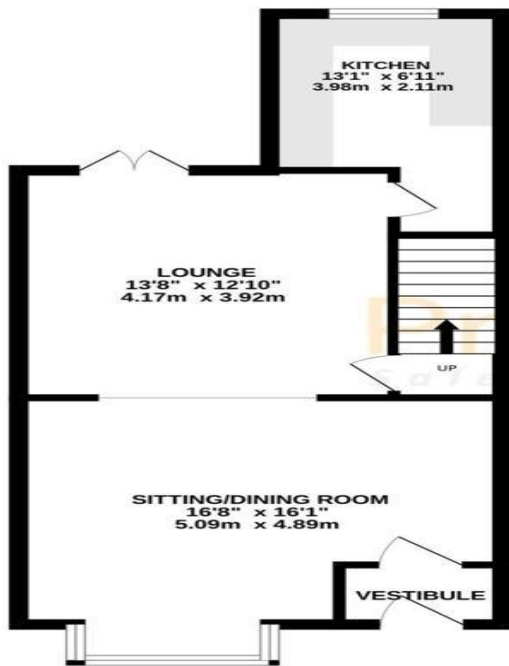
Bathroom (2.12m x 3m)

The bathroom is finished with a modern, clean presentation and features a corner shower enclosure, wash basin and WC. Contemporary tiling gives the room a fresh look, while the chrome heated towel radiator adds a practical finishing touch. A frosted window provides natural light and ventilation, keeping the space bright while maintaining privacy. Ideal for busy households and everyday use.

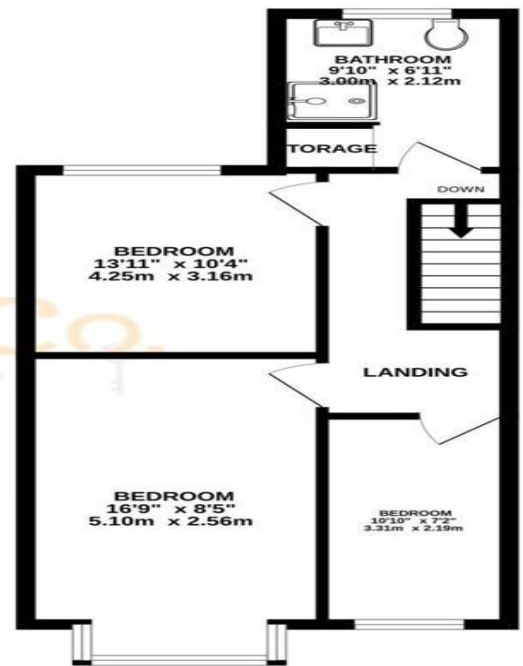
Yard

To the rear, the property enjoys a low-maintenance, enclosed courtyard-style garden that's ideal for buyers wanting outdoor space without the upkeep. The garden is predominantly paved, creating a practical area for seating, potted plants and alfresco dining, with plenty of room to personalise depending on your lifestyle. There are raised planted borders adding a touch of greenery, along with fencing to the boundaries for privacy. A useful outbuilding/shed provides additional storage for outdoor equipment, while gated access to the rear adds everyday convenience for bins, bikes and general access.

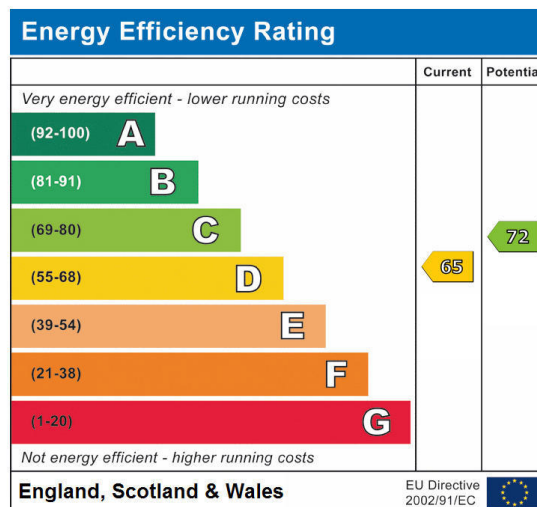
GROUND FLOOR



1ST FLOOR



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Partington Street, Bolton, Greater Manchester, BL3 3LE

Contact your local branch today for more information on this property:

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