



Croft Gate
Bolton

Miller Metcalfe
Every step of the way

Croft Gate

Bolton

Semi Detached



4



2

EPC Rating - To be confirmed

This Beautifully Presented and Bright and Airy Four Double Bedroomed plus Loft Room Extended Semi Detached Property which is set in a Lovely quite cul de sac location. The property is perfect for a growing family and viewing is essential to appreciate the spacious accommodation the property has on offer.

The property is close by to very popular schools, lovely walks, local amenities and transport links.

The accommodation in brief comprises on a Bright Spacious Lounge, Dining Room, Kitchen which is fully fitted and is of a good size and overlooks the rear garden, conservatory. The property is fully double glazed throughout and has a gas combi boiler fitted. To the first floor are four double bedrooms and family bathroom and a separate 2nd bathroom. There is also a Loft room which is ideal as a cinema room or study/office.

There is a double driveway to the front aspect and an enclosed rear garden which is well maintained and easy to maintain. The property has a single garage which can be accessed from the front and the kitchen. Viewing Essential.

TENURE

Leasehold

Lease Term: 999 years (less 10 days) from 24 June 1960

Lease Term Remaining: 936 years

Lease End Date: 24 Jun 2959

BROADBAND

Basic: 3 Mbps

Superfast: 59 Mbps

Ultrafast: 1000 Mbps

LOCAL AUTHORITY/COUNCIL TAX

Bolton

Band: D

Annual Price: £1,960 approx

SATELLITE / FIBRE TV AVAILABILITY

BT

Sky

Virgin

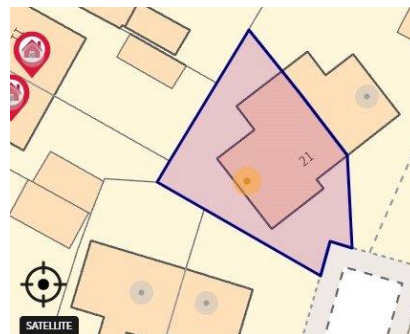
MOBILE COVERAGE

EE - medium

Vodafone - high

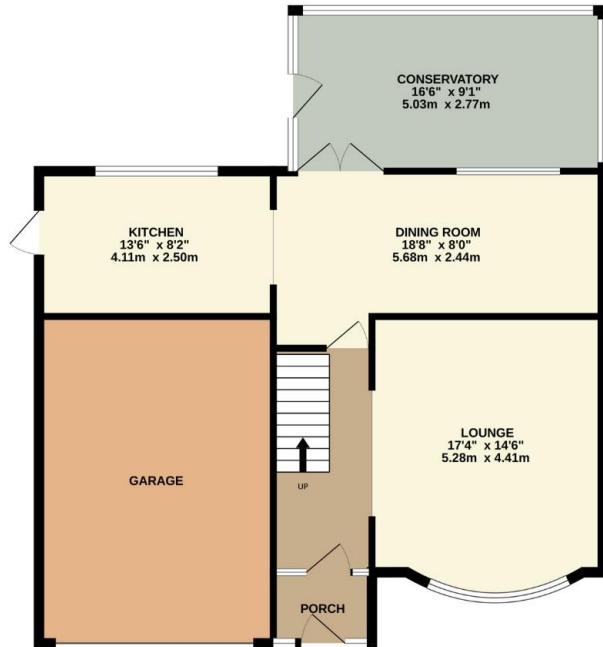
Three - high

O2 - high

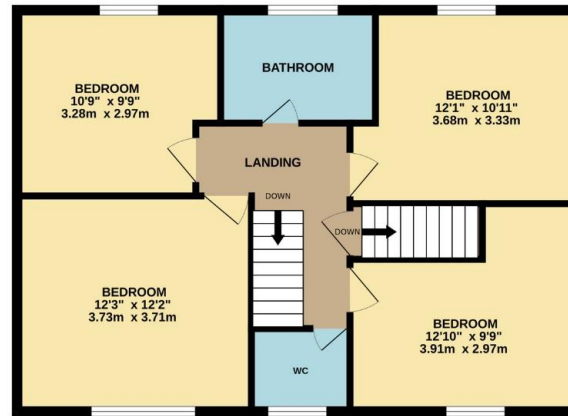




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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