



Bolton Road

Bolton

Miller Metcalfe
Every step of the way

Botton Road

Bolton

Semi Detached

3

1

EPC Rating - E

*** EXTENDED THREE BEDROOM SEMI DETACHED *** TWO RECEPTION ROOMS *** OPEN PLAN LOUNGE *** ENCLOSED GARDEN TO THE REAR ***

If you are looking for a spacious home, in a sought-after location with great commuting links this is the one for you!

Situated within a well-presented estate, close to highly regarded schools, local amenities and easy access to the M61. This family home offers spacious rooms throughout and great external space. The property briefly comprises entrance hall, open plan lounge and dining room which can be separated if the new purchaser would prefer but is currently open plan. Extended fitted kitchen with a range of fitted units and contrasting worktops. The garage has been converted to create another room that could be used as an office, nursery, or additional bedroom.

To the first floor there is 3 bedrooms, 2 doubles and 1 single. To complete the property internally there is a three-piece bathroom suite.

Externally the property has gardens to the front and rear with a drive for one vehicle.

This property is sure to be popular, so an early viewing is highly recommended.

TENURE
Freehold

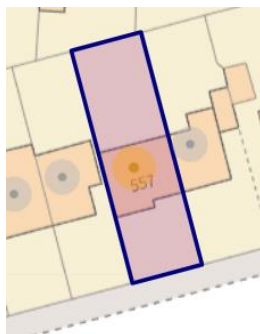
BT - Yes
Sky - Yes
Virgin - Yes

COUNCIL TAX
Band: C
Annual Price: £1,742

MOBILE COVERAGE
EE - Medium
Vodafone - Medium
Three - Medium
O2 - Medium

BROADBAND
Basic
3 Mbps
Ultrafast
1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
Satellite / Fibre TV Availability

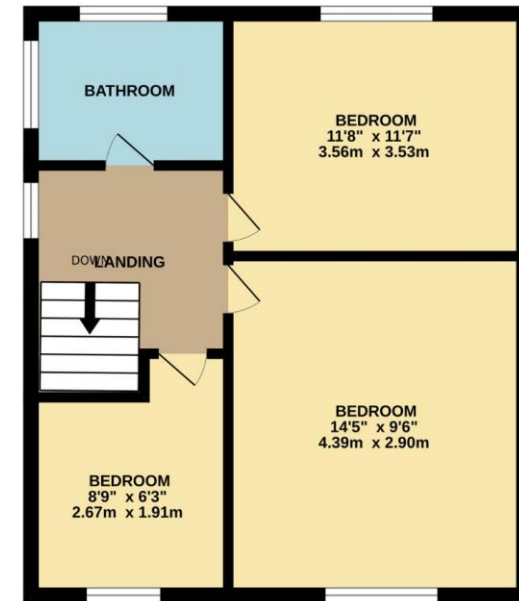




GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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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