



Eckersley Road
Bolton

Miller Metcalfe
Every step of the way

Eckersley Road

Bolton

Terraced



5



3

EPC Rating - To be confirmed

*** NEW BUILD ***FIVE BEDROOMS, OVER THREE FLOORS *** TWO RECEPTION ROOMS, THREE BATHROOMS *** DRIVEWAY FOR TWO CARS *** THIS IS A MUST-SEE PROPERTY!!! *** CARPETS & APPLIANCES IN KITCHEN INCLUDED ***

Welcome to 3 Eckersley Road, this substantial five-bedroom NEW BUILD property is being welcomed to the market. The property was formally one dwelling that has been demolished and two new build properties have been erected.

The property in brief comprises, entrance hall with stairs to the first floor. From the hall access into 2 good size separate reception rooms, a modern sleek fitted kitchen with Neff 5 gas hob, Neff oven, extractor, Beko Fridge & Freezer, Beko Dishwasher, a selection of white gloss wall and base units with contrasting worksurfaces. From the kitchen access into the inner hall with door leading to the yard and access into the downstairs shower room.

Rising to the first floor there are THREE good sized bedrooms and modern fitted three-piece family bathroom.

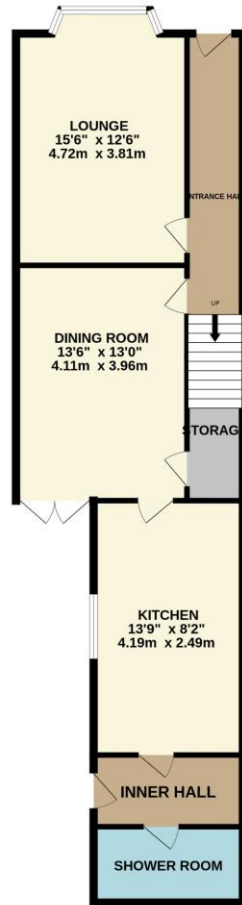
Rising to the second floor two additional bedrooms with shower room servicing this floor.

Location - Just off Blackburn Road, within walking distance of all local amenities, shops, schools, local mosques, and transport links around Bolton.





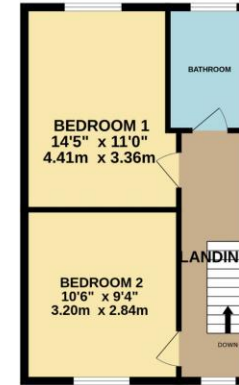
GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



2ND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.