



Sharnford Close

Bolton

Miller Metcalfe
Every step of the way

Sharnford Close

Bolton

Semi Detached



3



1

EPC Rating - C

Nestled away in a sought-after neighbourhood, this three bedroomed semi-detached house which does require some modernisation offers a perfect blend of comfort and convenience. Boasting three well-appointed bedrooms, this property is ideal for families or professionals seeking a spacious living environment. The bright and airy living spaces are complemented by a fitted kitchen. Outside, the property features a beautiful garden, to the front and rear providing a tranquil retreat from the hustle and bustle of everyday life. The off-street parking adds to the convenience of this property, making it a practical choice for those with vehicles. With its prime location and attractive features, this property is a wonderful opportunity to create a warm and welcoming home in a desirable area. Contact us today to arrange a viewing and make this delightful property your own.

LOCAL AUTHORITY/COUNCIL TAX

Bolton

Band B Annual Cost £1,524.00

TENURE

Leasehold

Lease term 999 years from 09/04/1987

Lease term remaining 962 years

Lease end date 10/04/2986

SATELLITE/FIBRE TV AVAILABILITY

BT

Sky

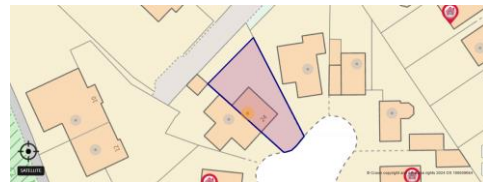
Virgin

BROADBAND

Basic: 11 MBPS

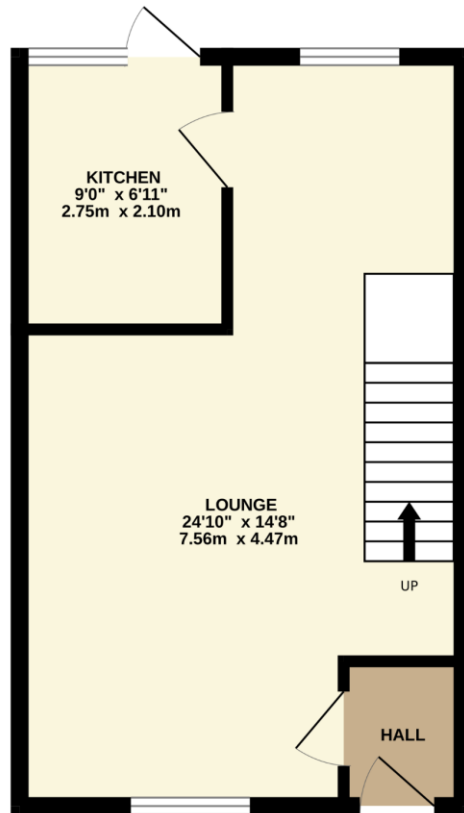
Superfast: 190 MBPS

Ultrafast: 1000 MBPS

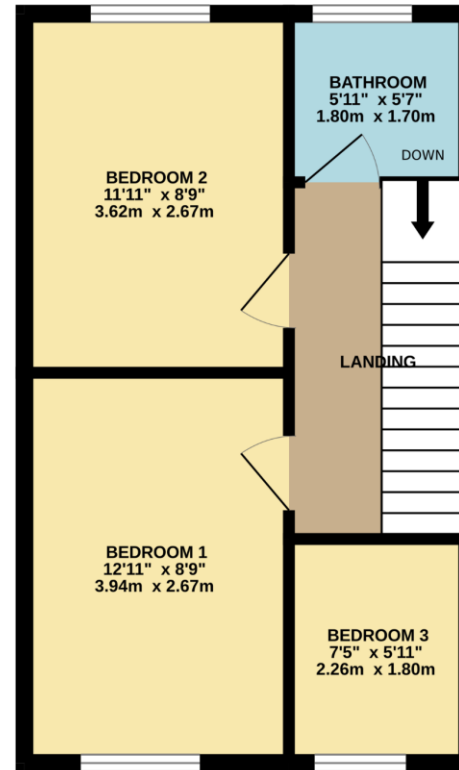




GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 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 operability or efficiency can be given.
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