



*Chesterton Drive*

Bolton

**Miller Metcalfe**  
*Every step of the way*

# Chesterton Drive

Bolton

Detached



2



1

EPC Rating - D

**\*\*\*LARGE CORNER PLOT\*\*\*TWO DOUBLE BEDROOMS\*\*\*NO ONWARD CHAIN\*\*\*LARGE OPEN PLAN LOUNGE/DINER\*\*\***

Spacious detached true bungalow situated in a highly sought-after location, within close proximity to rated schools, local amenities and excellent transport links with Lostock train station and the M61 motorway only a short distance away. The property is being offered for sale with no onward chain. Internal viewing recommended.

Accommodation briefly comprises of an entrance hallway, guest WC, large open plan lounge/dining room, modern fitted kitchen, two double bedrooms and a four piece family bathroom suite.

Externally the property sits on a generous corner plot with well stocked mature gardens to three sides. The gardens are mainly laid to lawn with a large patio area. There is a driveway providing off street parking for several cars and a detached single garage.

EPC Grade D

TENURE

Leasehold

Lease Start Date- 23 Nov 1972

Lease End Date- 01 Apr 2970

Lease Term Remaining- 946 years

LOCAL AUTHORITY

Bolton

COUNCIL TAX

Band: D

FLOOD RISK

Very Low

MOBILE COVERAGE

EE - High

Vodafone - High

Three - High

O2 - Average

BROADBAND

Basic - 6 Mbps

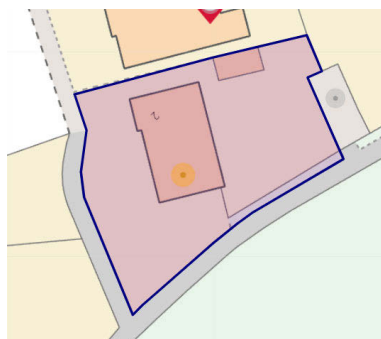
Ultrafast - 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

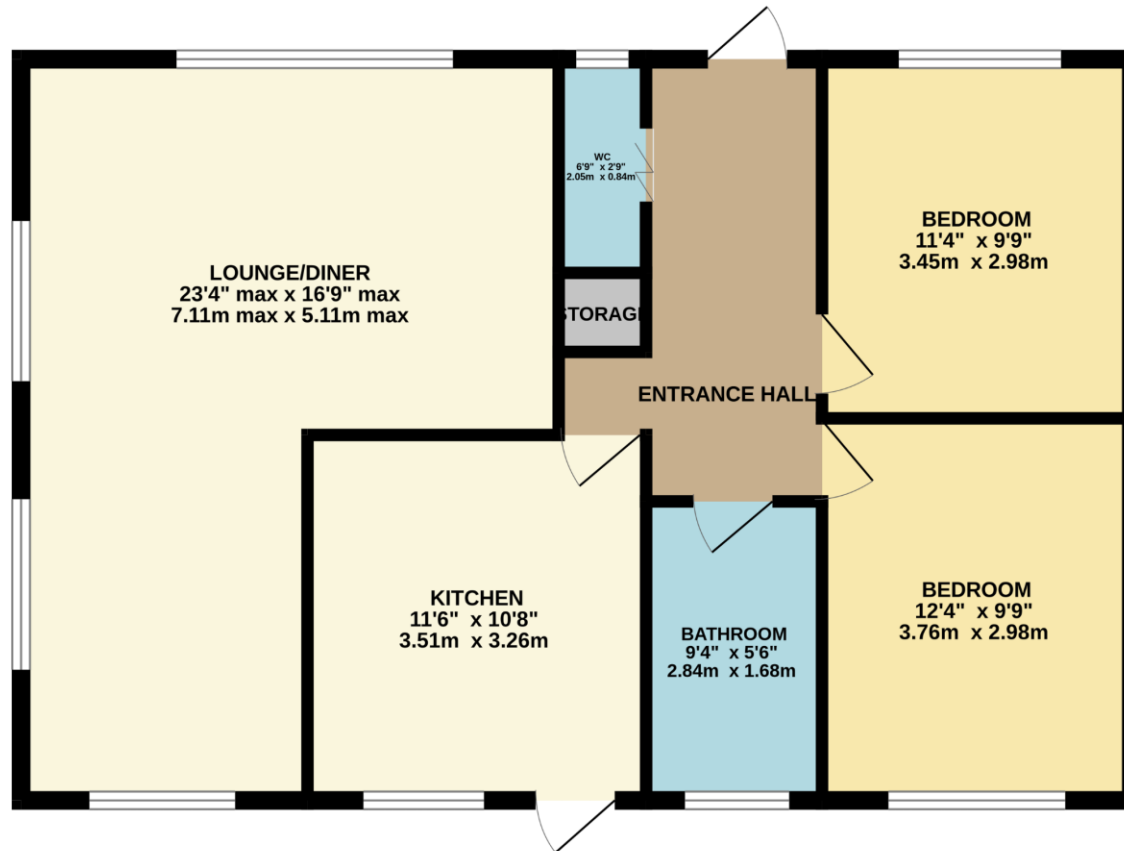
BT - Yes

Sky - Yes

Virgin - Yes



GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

*Can't thank you all enough.*

Sally - Google ★★★★★

*Helped to sell our house within two weeks!*

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

*Would highly recommend Miller Metcalfe.*

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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