



Nevern Close

Bolton

Miller Metcalfe
Every step of the way

Nevern Close

Bolton

Detached



4



2

EPC Rating - To be confirmed

**** BEAUTIFUL EXECUTIVE DETACHED HOME, AFFLUENT SOUGHT AFTER LOCATION, WALKING DISTANCE TO BOLTON SCHOOL****

Set in a pleasant position on a popular residential estate, this former Redrow modern four double bedroom detached house offers a fantastic environment for growing families and has to be on any shortlist to view. The accommodation offers ample living space with four bedrooms, the master boasting a modern fitted en-suite shower room. The property also features a lounge with gas fire and surround, office/study, the dining room for more formal dinners with family and friends.

A fitted kitchen with range of integrated appliances, this is complemented by a utility room. The ground floor accommodation is completed by a spacious entrance hall and a useful cloakroom/w/c.

To the first floor, all four bedrooms are double bedrooms and the master bedroom boast built in wardrobe space. There is also a contemporary family bathroom.

Outside the landscaped rear garden is a lovely private and enclosed area, ideal for child's play, with access down one side to the rear of the property. Off street parking is plentiful, with a double width driveway leading to a fully powered double garage with manual up and over door.

The property provides the ideal location with Cleveland's Prep, Bolton School and Markland Hill all within easy reach, there are regular transport and commuting links at hand from buses to trains to motorway access a short drive away. Middlebrook retail park a Bolton favourite can be accessed via Chorley New Road offering free parking and an array of amenities such as supermarkets, shops and restaurants. Local Golf clubs can be located close by and Bolton town centre can be accessed in the other direction via Chorley New Road.

TENURE
Freehold

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

BROADBAND
Basic





29 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - No

COUNCIL TAX BAND

G

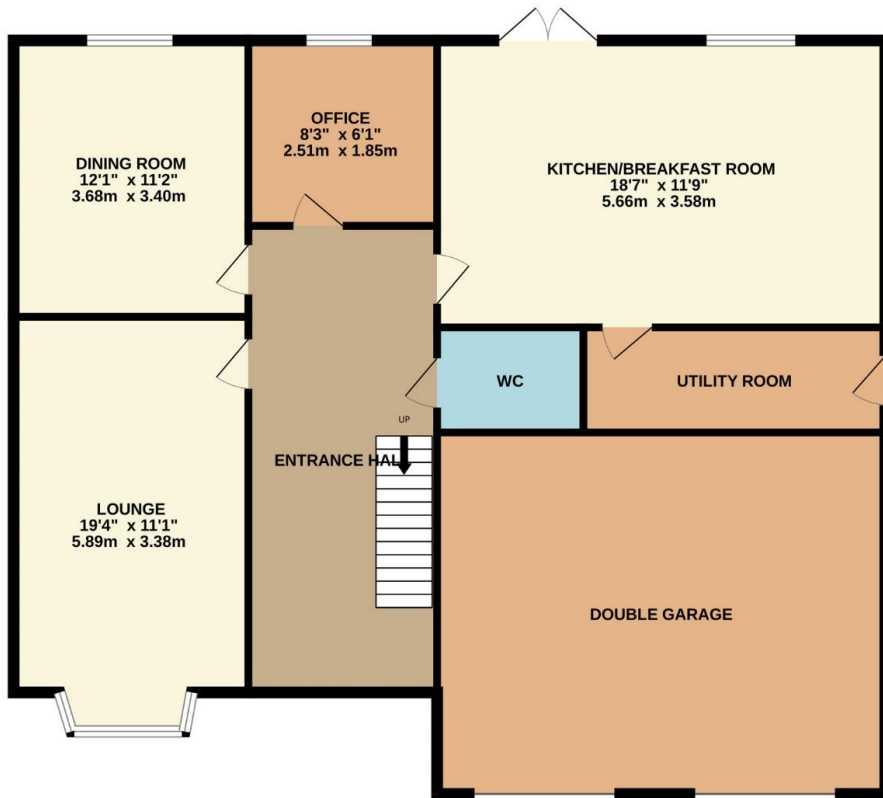
Annual Cost: £3,579.00



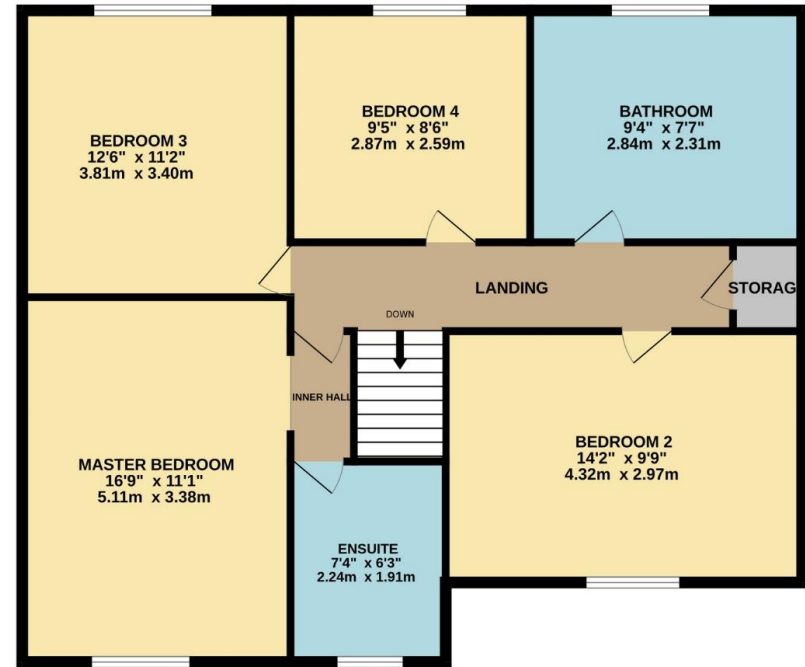
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GROUND FLOOR
1573 sq.ft. (146.2 sq.m.) approx.



1ST FLOOR
1221 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA : 2794 sq.ft. (259.6 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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