



**Perendale Rise**  
Bolton

**Miller Metcalfe**  
Every step of the way



# Perendale Rise

Bolton

Detached  3  2 EPC Rating - To be confirmed

\*\*\*3 BEDROOMS DETACHED\*\*\*MASTERBEDROOM WITH EN SUITE\*\*\*FANTASTIC LOCATION\*\*\*

This modernized and detached three-bedroom family home offers a versatile layout perfect for contemporary living. The ground floor boasts three reception rooms, including a dining area, a lounge, and a bright double-glazed conservatory. Additionally, there is a convenient cloakroom WC, a refitted kitchen with modern amenities, and a family room that has been expertly converted from the original garage space.

On the first floor, you will find three generously sized bedrooms. The master bedroom features refitted en suite facilities and fitted wardrobes. The two remaining bedrooms also come with fitted wardrobes, and a stylish family bathroom completes the upstairs accommodation.

The exterior of the property is equally impressive, with well-tended gardens offering a high degree of privacy. To the front, there is private driveway parking, ensuring convenience and security.

Located in an area renowned for its excellent local schools catering to all levels, this property is perfect for families. For those prioritizing good transport links, the M61 motorway network and local bus routes are within proximity, providing easy access to surrounding areas.

### MOBILE COVERAGE

EE  
Vodafone  
Three  
O2

### BROADBAND

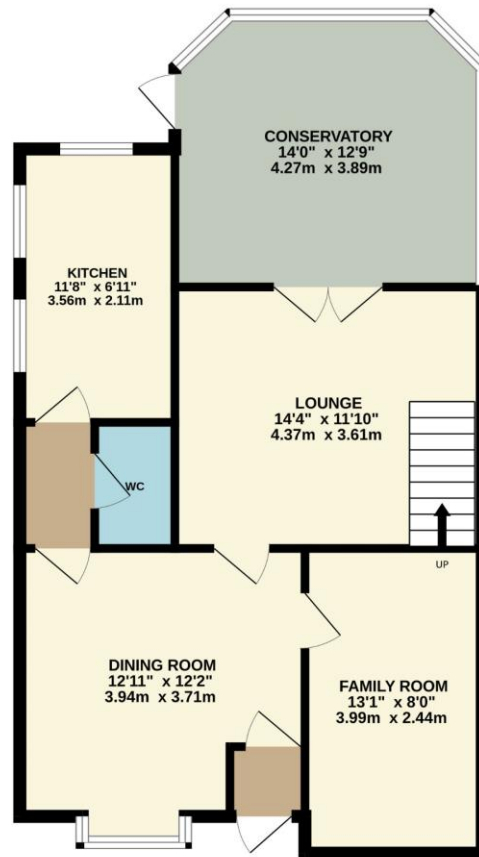
Basic: 18 Mbps  
Superfast: 80 Mbps  
Ultrafast: 1000 Mbps

### SATELLITE / FIBRE TV AVAILABILITY

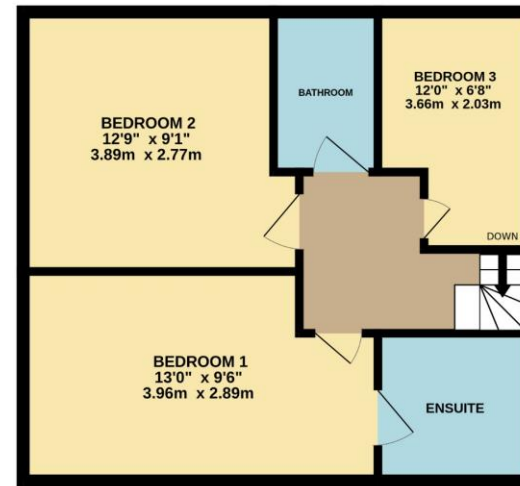
BT - YES  
Sky - YES  
Virgin- YES



GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 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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