



Edge Hill Road

Bolton

Miller Metcalfe
Every step of the way

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Bolton

Semi Detached  3  1 EPC Rating - D

SOUGHT AFTER LOCATIONFANTASTIC FAMILY HOME***

If you are looking for space and style, look no further than this property on Edge Hill Road. Situated close to Bolton town centre and Hulton Lane Playing Fields.

The property is briefly comprised of a living room on entrance with large bay windows granting an abundance of natural light. The modern Wren kitchen, fitted in the last two years consists of integrated appliances. The conservatory on the rear also grants natural light into the property, while giving a relaxing room with views of the garden,

On the first floor, a modern three-piece bathroom fitted last year, includes a vanity sink. A single bedroom and two double bedrooms all have fitted wardrobes, and the loft is boarded.

The front of the property has a garden and gated driveway, suitable for one vehicle, and the rear is partly decked and partly paved, making a versatile garden for family fun.



MOBILE COVERAGE

EE
Vodafone
Three
O2

BROADBAND

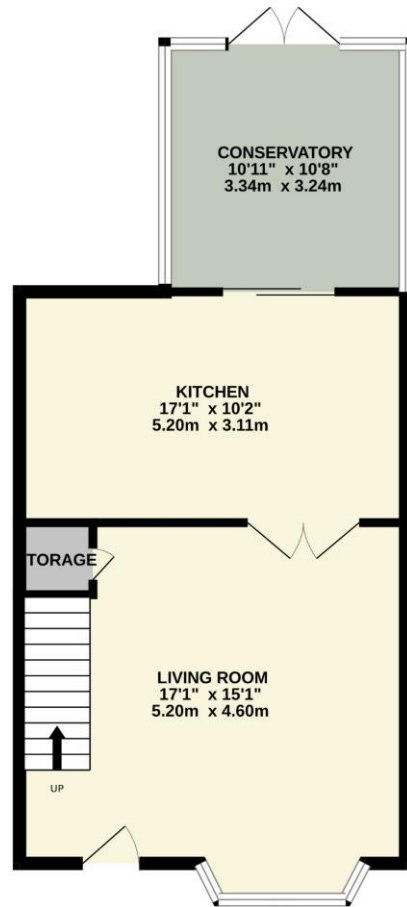
Basic: 16 Mbps
Superfast: 80 Mbps
Ultrafast: 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

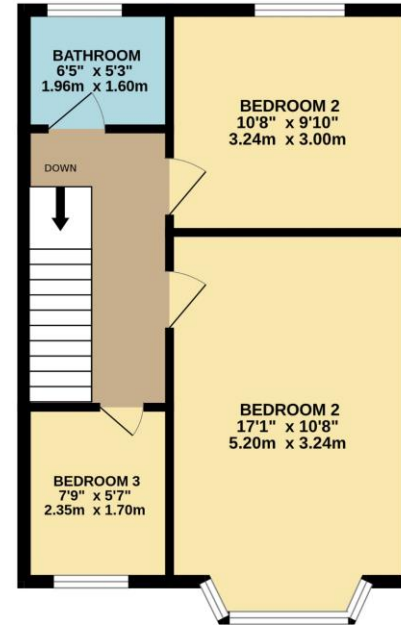
BT
Sky
Virgin



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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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