



Miller Metcalfe
Every step of the way
01204 306 000
For Sale



3 Morar Drive, Bolton
£245,000

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3 Morar Drive

Bolton

This well presented three bedroom semi detached dormer bungalow is offered to the market with no onward chain, providing an excellent opportunity for those seeking a spacious and versatile home in a highly sought after cul de sac location. The property boasts good sized accommodation throughout, comprising a welcoming entrance hall, a generous lounge with ample space for both relaxation and dining, and a well appointed kitchen featuring a range of fitted units and work surfaces (with space for appliances). There are three bedrooms, two of which are comfortable doubles, and a modern family bathroom with a white suite. The flexible layout offers scope for those wishing to adapt the accommodation to suit their individual needs, whether as a family home or for downsizing without compromising on space. The property benefits from double glazing and gas central heating, ensuring comfort throughout the year. With no chain, this bungalow is ready for immediate occupation and provides a blank canvas for personalisation.

Externally, the property enjoys attractive gardens to both the front and rear, offering pleasant outdoor spaces for gardening, relaxation, or entertaining. The front garden is mainly laid to lawn with established borders and a paved pathway leading to the entrance, creating a welcoming first impression. A driveway runs alongside the property, providing off road parking for several vehicles (ideal for families or visitors). To the rear, the garden is of a good size and mainly laid to lawn, with a paved patio area that is perfect for outdoor dining or enjoying the sunshine. Mature shrubs and fencing offer privacy and a pleasant outlook. The rear garden provides ample space for children to play or for keen gardeners to create their own outdoor retreat. This well maintained outside space enhances the appeal of the bungalow and is ideal for those who value both comfort and convenience in a peaceful residential setting.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

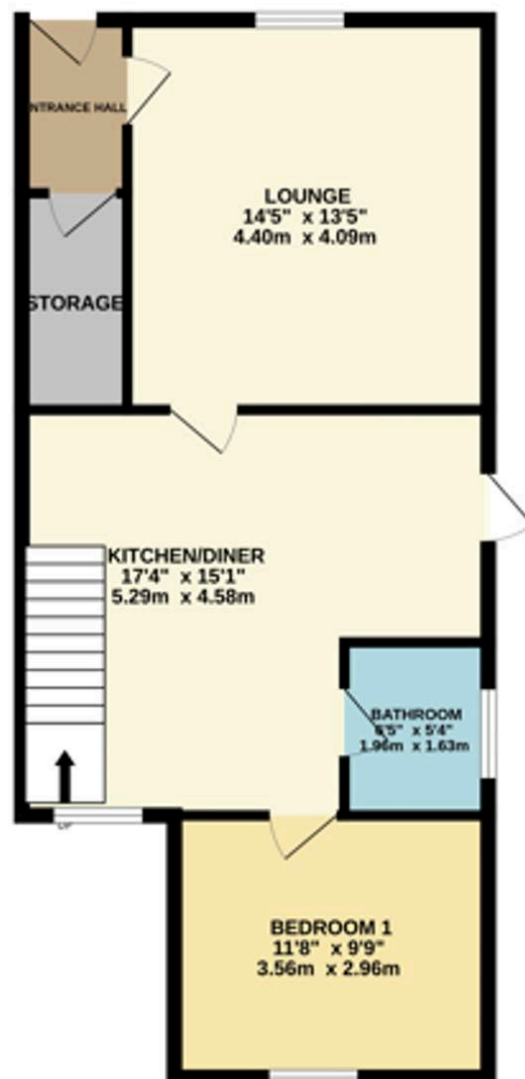




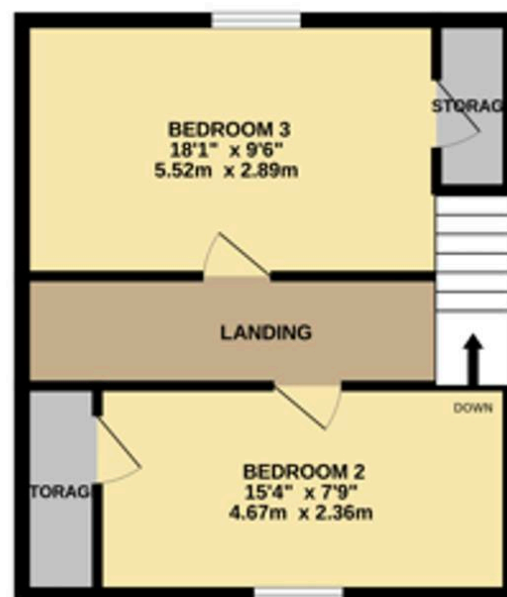




GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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