



Norbreck Gardens, Bolton
£190,000

Miller Metcalfe
Every step of the way

Norbreck Gardens

Bolton

This beautifully presented three bedroom terraced house offers spacious and versatile accommodation, ideal for families or professionals seeking a comfortable and stylish home in a popular location. The property has been thoughtfully maintained throughout, creating a welcoming atmosphere from the moment you step inside. The entrance hall leads to a generous living room, providing ample space for both relaxation and entertaining guests, with neutral décor and quality flooring that enhance the sense of light and openness. The modern fitted kitchen is well equipped with a range of integrated appliances, contemporary cabinetry, and ample worktop space, making it perfect for keen cooks and busy households alike. Adjacent to the kitchen, a bright and airy conservatory adds a further reception area, ideal for use as a dining room, playroom, or simply a tranquil spot to unwind. Upstairs, three well proportioned bedrooms offer comfortable accommodation for family members or guests, each benefitting from large windows that allow plenty of natural light. The family bathroom is fitted with a modern suite that includes a bath with shower over, wash basin, and WC, all finished to a high standard. Additional features include ample storage throughout the property, gas central heating, and double glazing, ensuring year round comfort and efficiency. With its attractive presentation, generous living spaces, and sought after location close to local amenities, schools, and transport links, this property represents a fantastic opportunity to acquire a move in ready home that combines practicality with modern style. Early viewing is highly recommended to fully appreciate all that this impressive terraced house has to offer.

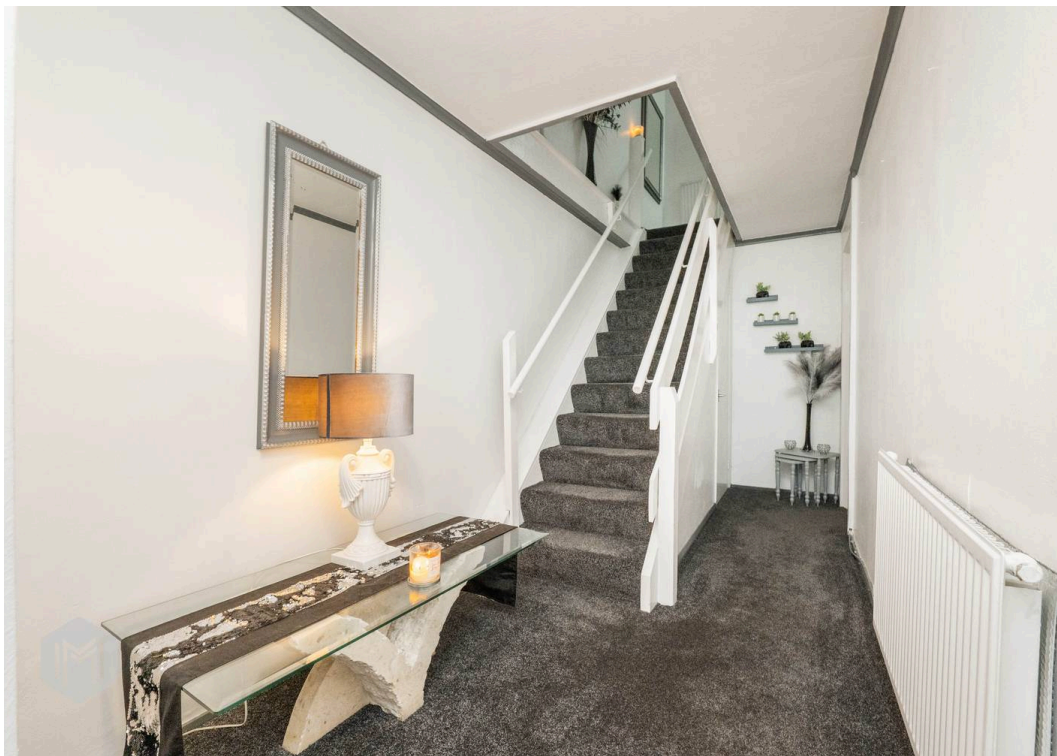
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





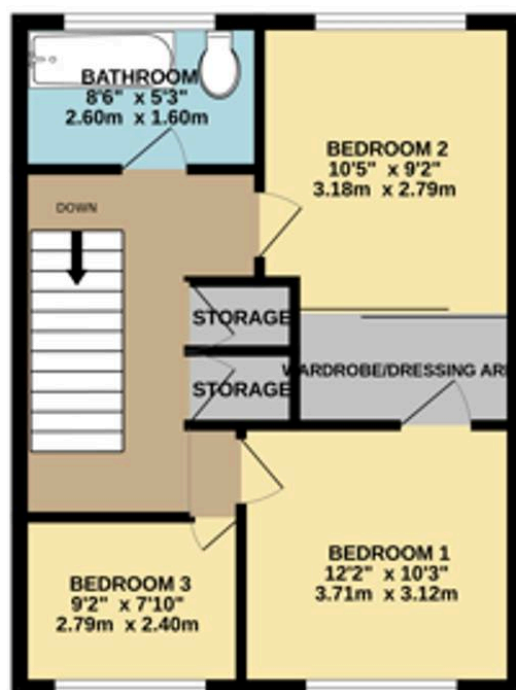




GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 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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