



179 Ivy Road, Bolton  
£275,000

**Miller Metcalfe**  
*Every step of the way*

# 179 Ivy Road

Bolton, Bolton

**A Simply Beautiful Three Bedroom Semi-Detached Home in Smithills No Onward Chain!** \*\*Welcome to 179 Ivy Road, a stunning and generously proportioned three bedroom family home, filled with natural light and a wonderful sense of space throughout. Immaculately presented to the very highest standard by the current owner, the property flows effortlessly, showcasing a crisp, neutral finish that truly feels like home from the moment you arrive. We feel this property would make an ideal purchase for a growing family seeking additional space in a home that is ready to move straight into. The accommodation offers two generous reception rooms, a separate kitchen and three well-proportioned bedrooms. To the rear, there is a spacious and well-maintained garden, which also offers excellent potential for a substantial extension, subject to the necessary planning and building consents. Situated at the top of Ivy Road in the highly regarded Smithills area, just off Church Road, the property benefits from a range of excellent local amenities including schools, supermarkets and shops. For those who enjoy walking and outdoor pursuits, Moss Bank is just minutes away, along with a number of other popular and scenic walking routes. The accommodation briefly comprises: an entrance door leading into a bright, warm and welcoming hallway. From here, a door opens into the front reception room featuring a bay window. Adjacent is a second reception room, ideal for use as a dining space. The kitchen is located to the rear and is fitted with a range of base and eye-level units. To the first floor, there are two double bedrooms, a single bedroom and a fully fitted bathroom suite.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

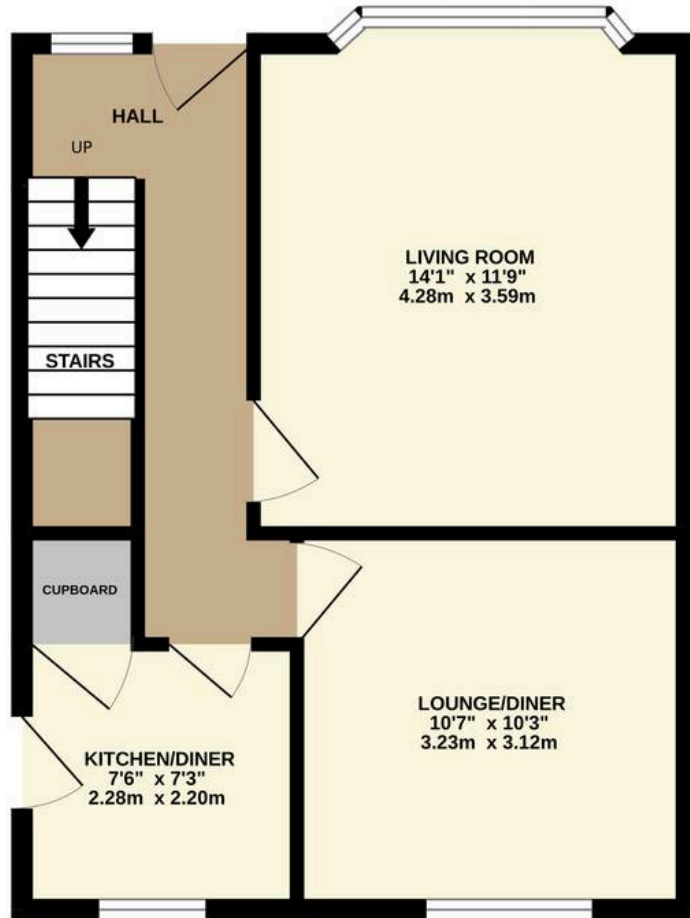




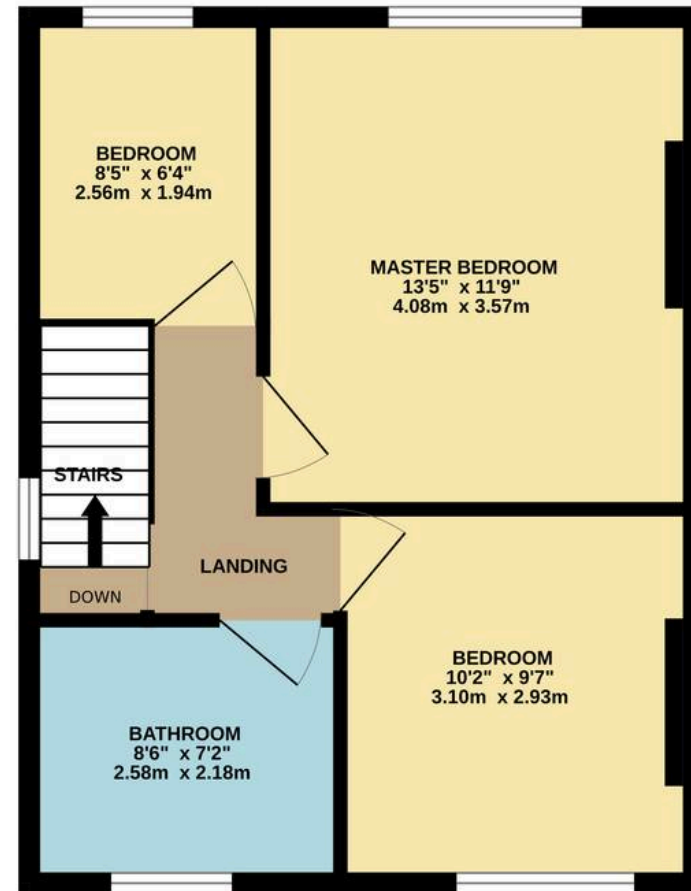




GROUND FLOOR



1ST FLOOR





## Bolton

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