



Threadfold Way, Bolton

Offers in Region of £320,000

Miller Metcalfe
Every step of the way

60 Threadfold Way

Bolton

Presented to the market in a highly sought-after location, this impressive outstanding three-bedroom end of terrace town house offers an exceptional opportunity for families and professionals alike. The property is thoughtfully arranged over three spacious floors, providing versatile accommodation and a wonderful sense of space throughout. Upon entering, you are welcomed by a bright and inviting hallway that leads to the main living areas. The ground floor features a snug/utility room with handy storage, complemented by a modern fitted dining kitchen that includes ample storage and workspace for culinary enthusiasts and leads out to the rear garden. There is also a downstairs w.c. Upstairs, you will find the spacious lounge bedroom three and a w.c. To the second floor are a further two double bedrooms master with an en-suite bathroom each offering comfortable proportions and plenty of natural light, making them ideal for restful nights or as flexible spaces for home working or hobbies there is also a w.c and bedroom three. To the second floor is a further two double bedrooms with fitted wardrobes and the master benefitting with an en-suite bathroom. The family bathroom is stylishly appointed with contemporary fixtures and fittings, ensuring both comfort and practicality. Additional benefits include an integral garage and a private driveway, providing secure off-street parking and valuable storage options. The property has been well maintained by the current owners, with tasteful décor and quality finishes throughout, creating a welcoming and move-in ready home. There are gardens to front and rear the rear garden backs on to Eagley Brook and is perfect for entertaining in the summer months. Situated in a desirable residential area, the house enjoys easy access to local amenities, reputable schools, and excellent transport links, making it an ideal choice for those seeking convenience and a well-connected lifestyle. With its combination of spacious accommodation, practical features, and prime location, this three-bedroom end of terrace town house represents a rare opportunity to secure a wonderful home in a popular setting. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

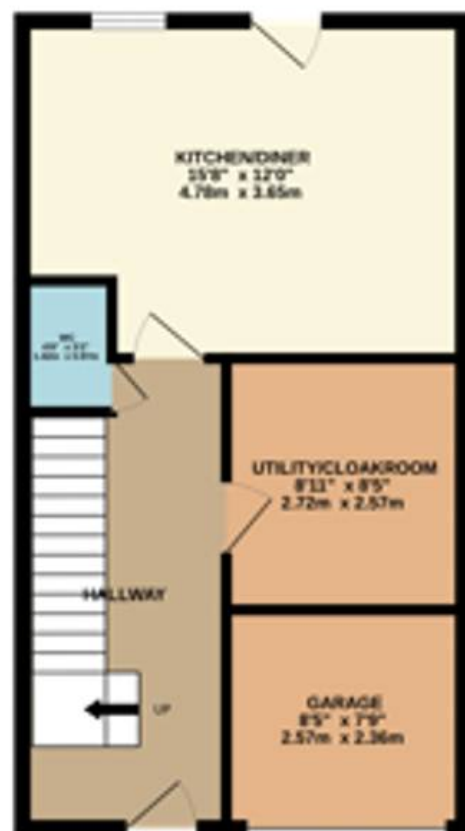




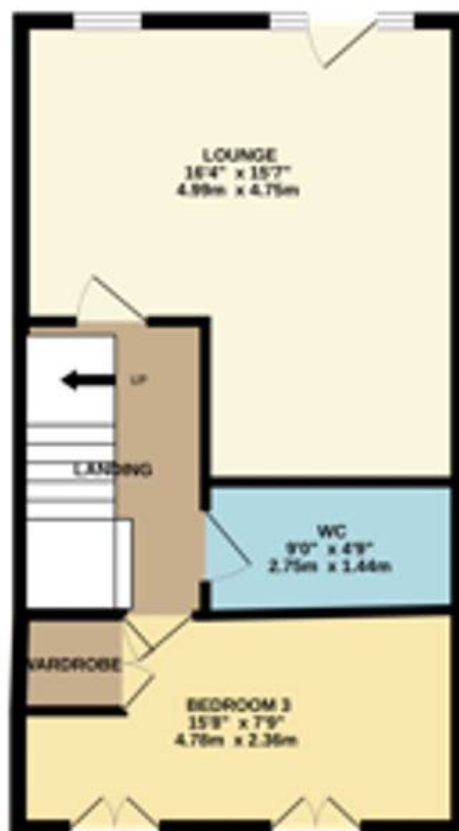




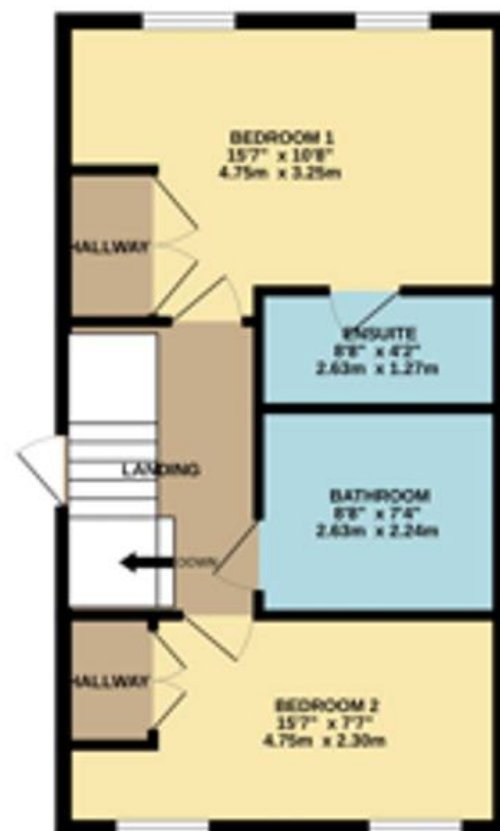
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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