



60 Oaks Avenue, Bolton
£270,000

Miller Metcalfe
Every step of the way

60 Oaks Avenue

Bolton

Immaculately presented semi-detached house located in a sought-after neighbourhood. This charming property boasts three well-proportioned bedrooms, ideal for a growing family or professionals seeking ample space. The spacious living room and dining room is perfect for entertaining guests, leading onto a spacious bright conservatory overlooking the beautifully landscaped garden. The modern kitchen is fully equipped with quality appliances and ample storage space. Additional benefits include a single garage and off-street parking, providing convenience for residents. Situated in a peaceful residential area, this property offers easy access to local amenities, schools, and transport links. Don't miss the opportunity to make this delightful house your new home. Contact us to arrange a viewing and experience the comfort and elegance this property has to offer.

Council Tax band: B

Tenure: Leasehold

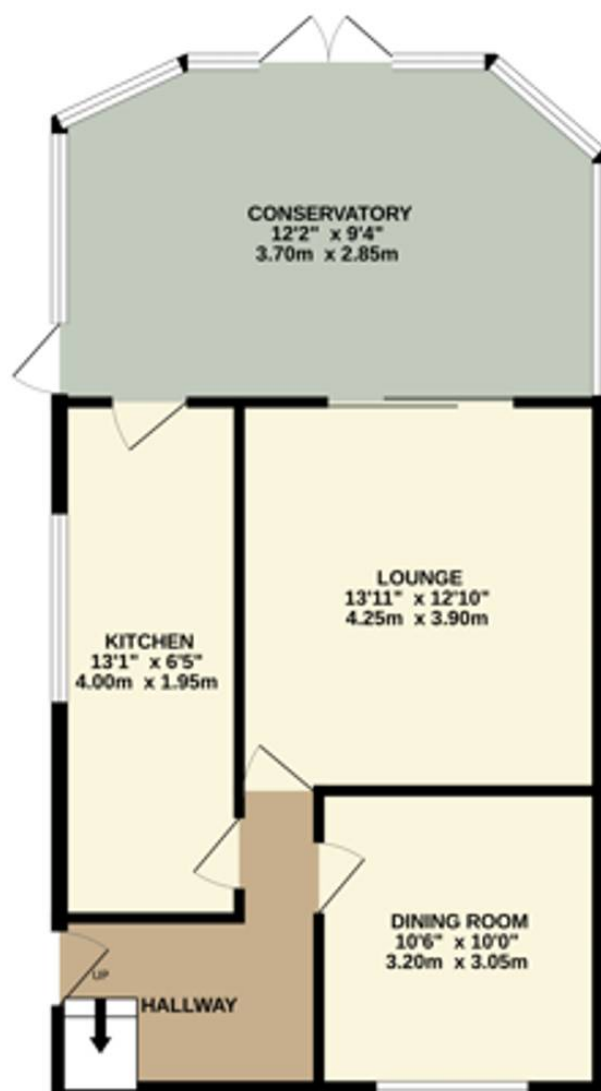
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

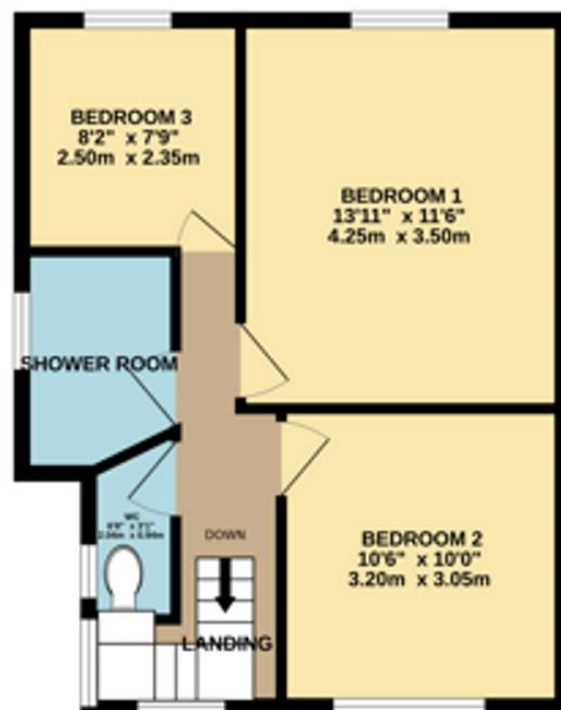




GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.4 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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