



36 Linnshaw Close, Bolton

Offers Over £280,000

Miller Metcalfe
Every step of the way

36 Linnyshaw Close

Bolton, Bolton

Substantial Four Bedroom Family Property With Accommodation Set Over Three Floors

No Onward Chain **Occupying a private and enviable position in the heart of a quiet and well-regarded cul-de-sac, this well-appointed and beautifully presented four-bedroom family home offers generous living space arranged over three floors. Finished throughout in a neutral and crisp style, the property is a true credit to the current owner and is ready to be enjoyed immediately. With an abundance of space on offer, this tasteful and equally impressive home would be absolutely perfect for a growing family seeking additional room to live, relax and entertain, with accommodation that can be enjoyed for many years to come. The accommodation is thoughtfully arranged over three bright and airy floors and comprises four generous bedrooms, two bathrooms, and a convenient ground floor cloakroom. There is also a bright and inviting lounge, complemented by an adjacent kitchen/diner that provides ample space to comfortably accommodate a dining table, making it ideal for family meals and social gatherings. Linnyshaw Close is a highly regarded cul-de-sac of modern family homes, ideally located just off Hulton Lane. A wide range of excellent amenities are close by, including shops, schools, supermarkets and leisure facilities. Bolton town centre can be reached within minutes, and for those who need to commute or travel further afield, the local motorway network is easily accessible. The accommodation briefly comprises: an entrance door leading into a bright, warm and welcoming hallway, with doors providing access to a cloakroom and a spacious lounge that is flooded with natural light. To the rear of the property is an impressive kitchen area fitted with a combination of base and eye-level units, with patio doors opening out to the garden. Stairs lead to the first floor, where there are three well-proportioned bedrooms and a family bathroom suite. A further staircase rises to the second floor, revealing a fantastic master bedroom complete with access to a private en-suite bathroom.

Council Tax band: C

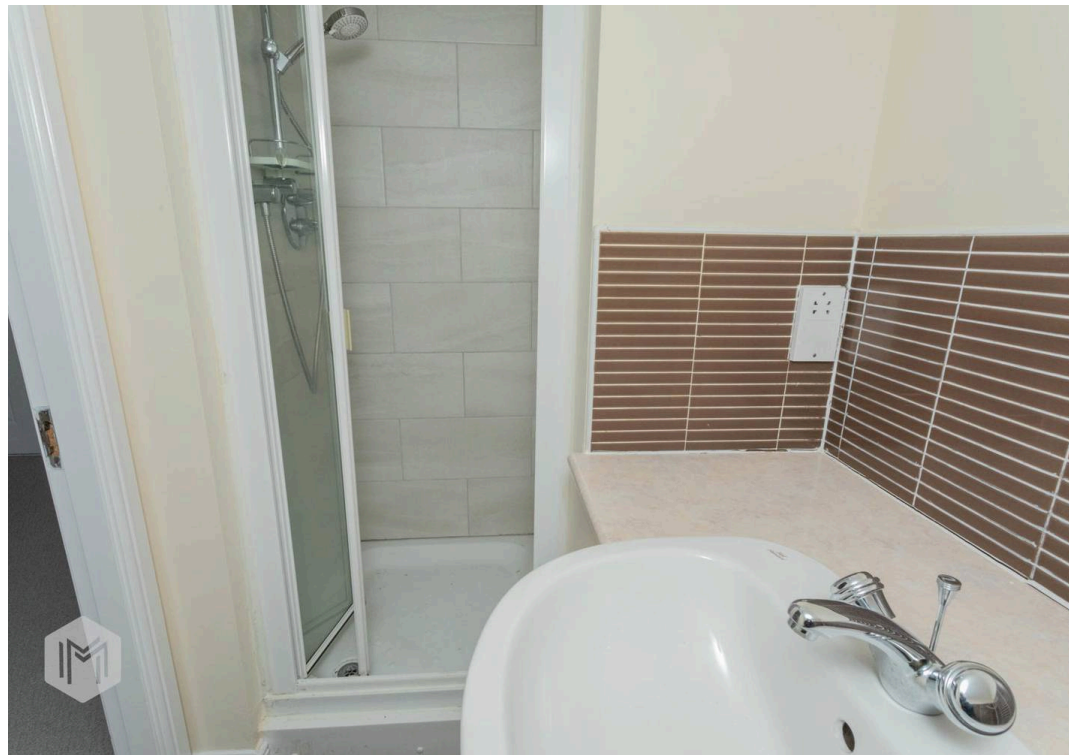
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

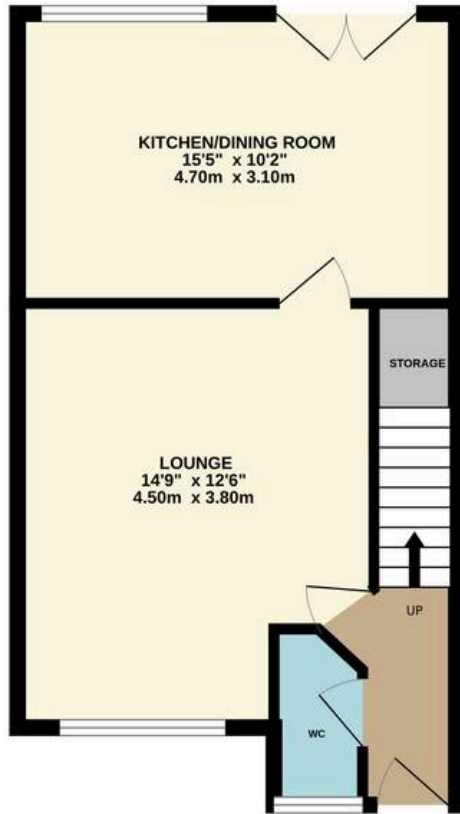




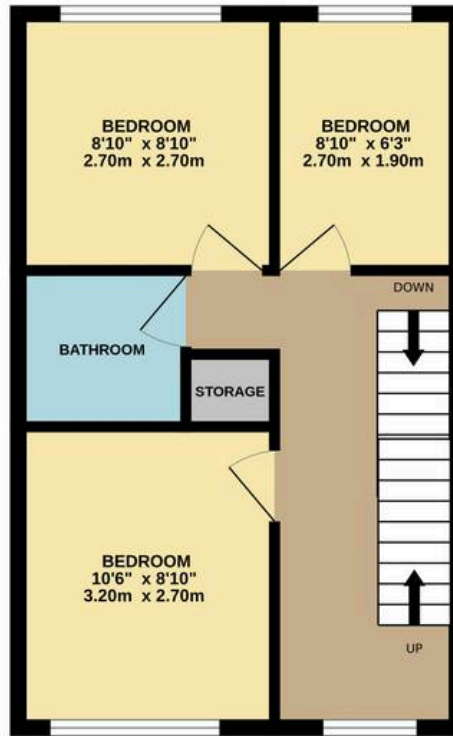




GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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Miller Metcalfe - Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

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