



18 Hardcastle Close, Bolton

Offers Over £350,000

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

# 18 Hardcastle Close

Bolton

Introducing Hardcastle Close this charming stone-built semi-detached located in a sought-after neighbourhood. The property offers three spacious bedrooms master with an en-suite bathroom. This property boasts a spacious landscaped garden to the rear with a summerhouse which is ideal for outdoor entertaining and relaxation. With lots of off-street parking and a single garage with an up and over door convenience is at your doorstep. The interior features a bright and airy lounge/dining room, perfect for family gatherings or quiet evenings in. There is also a separate dining room. The well-appointed kitchen offers modern amenities and ample storage space. Upstairs, you will find three comfortable bedrooms and a family bathroom each offering a peaceful retreat for rest and relaxation. This property is ideal for those seeking a friendly community to call home. Don't miss the opportunity to make this delightful house your own. Contact us today to arrange a viewing and experience the charm of this lovely home firsthand.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

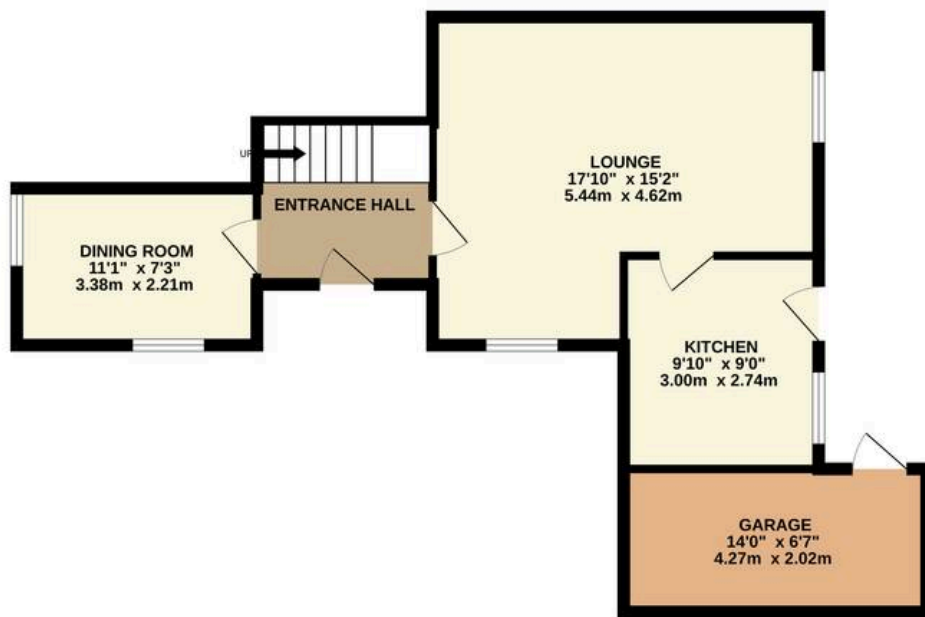








GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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 Harwood

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