



14 Fossgill Avenue, Bolton  
£169,950

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

# 14 Fossgill Avenue

Bolton

Situated in a popular and sought-after location, this well presented one bedroom end terraced house offers an ideal opportunity for first-time buyers, professionals, or those looking to downsize without compromising on comfort and convenience. The property has been thoughtfully maintained and is ready for immediate occupation, featuring a welcoming entrance that leads into a spacious and light-filled lounge and living area perfect for relaxing or entertaining guests. The kitchen is well appointed, offering ample worktop space and storage, making meal preparation both practical and enjoyable. Upstairs, the generously sized bedroom benefits from built-in storage and plenty of natural light, creating a peaceful retreat at the end of the day. The bathroom is modern and stylish, fitted with contemporary fixtures and a clean, neutral décor. Additional features include double glazing and efficient heating, ensuring comfort throughout the year. The property further benefits from a driveway (providing off-road parking for added convenience) and a garage, offering valuable extra storage space or secure parking and the loft is partially boarded and has a ladder for access. Located within easy reach of local amenities, reputable schools, and excellent transport links, this delightful home combines comfort, functionality, and a prime position, making it a must-see for discerning buyers. Early viewing is highly recommended to fully appreciate all that this charming property has to offer.

Council Tax band: A

Tenure: Leasehold

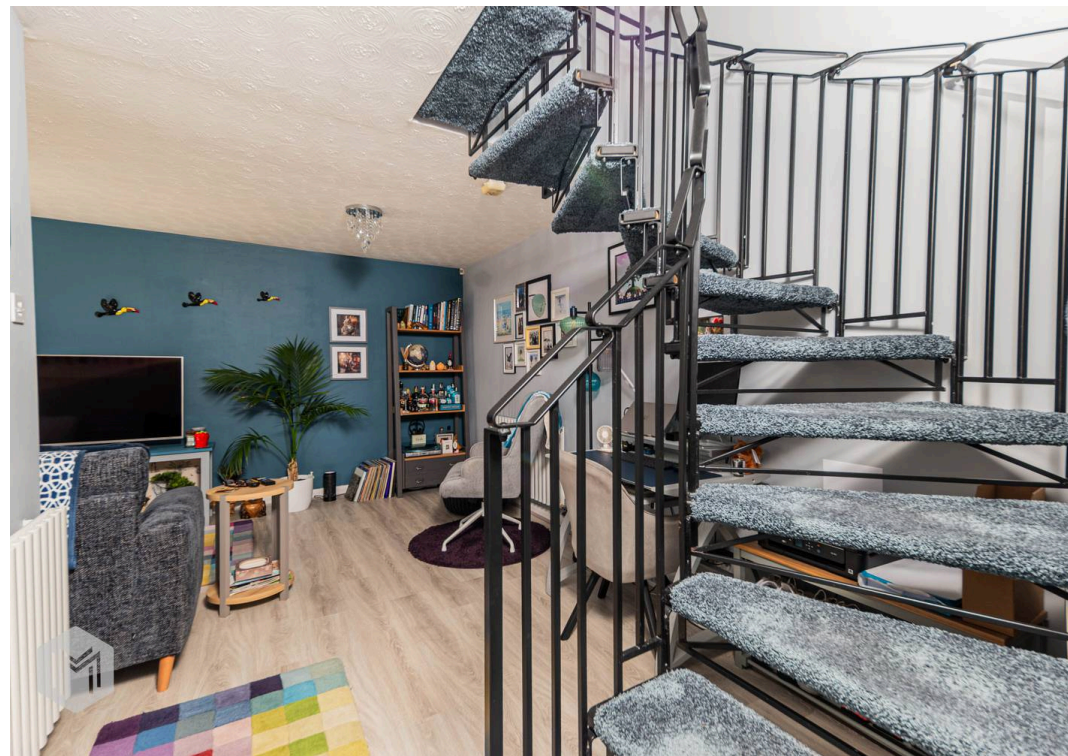
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:









GROUND FLOOR  
225 sq ft. (21.7 sq m.) approx.



1ST FLOOR  
217 sq ft. (20.1 sq m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.8 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 Harwood

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