



Twisse Road, Bolton

Offers in Region of £200,000

Miller Metcalfe
Every step of the way

This beautifully renovated property is offered for sale with no onward chain, presenting an exceptional opportunity for buyers seeking a modern, move-in ready home. Renovated to a high standard by the current owner, every aspect of the property has been thoughtfully updated to provide a contemporary and comfortable living environment. The spacious entrance hall leads to a bright and welcoming living area, designed with both relaxation and entertaining in mind. The modern fitted kitchen features sleek cabinetry, quality work surfaces, and integrated appliances (including oven, hob, and extractor), making it both stylish and highly functional for everyday use. The property also benefits from a modern fitted bathroom, finished with elegant tiling, a contemporary suite, and chrome fittings, ensuring a luxurious space for unwinding at the end of the day. Each bedroom is generously proportioned, with large windows that allow natural light to flood the interiors, creating a warm and inviting atmosphere throughout. Outside the property sits on a generous plot with gardens to the front and rear with a driveway and garage providing off street parking for several cars. The property's location is well placed for access to local amenities, reputable schools, and excellent transport links, making it a superb choice for families, professionals, or those looking to downsize without compromising on quality. With its high standard of finish, modern fixtures, and the advantage of being chain-free, this home is ready for immediate occupation and must be viewed to fully appreciate all it has to offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

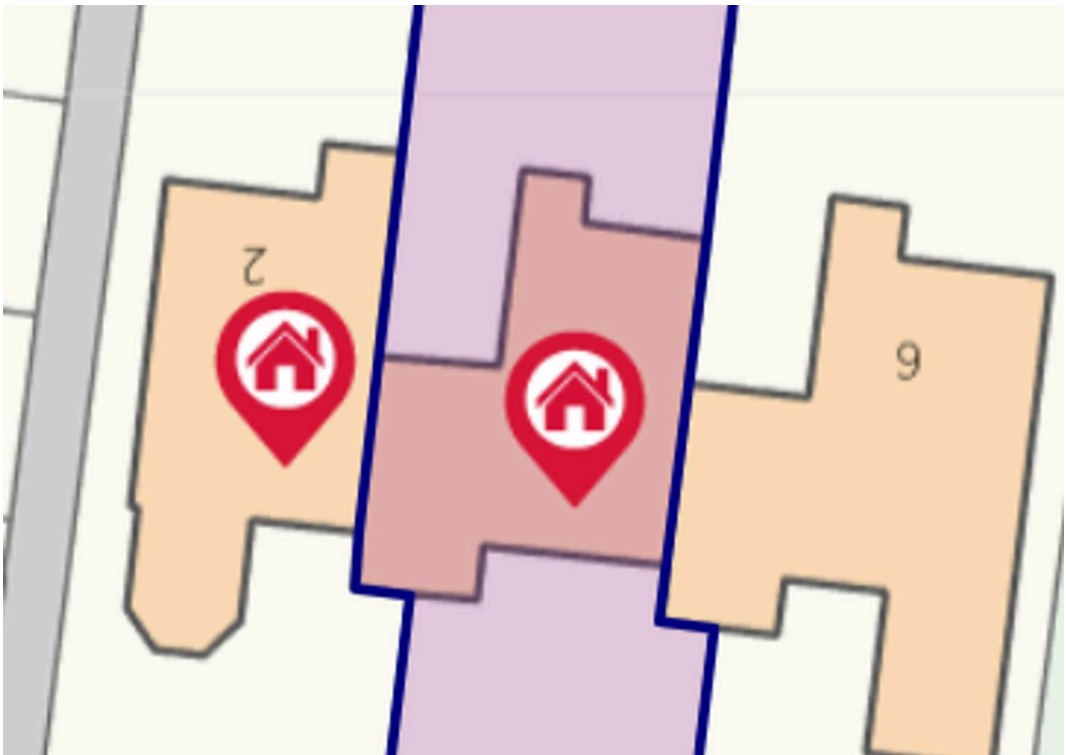






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	84
England, Scotland & Wales		

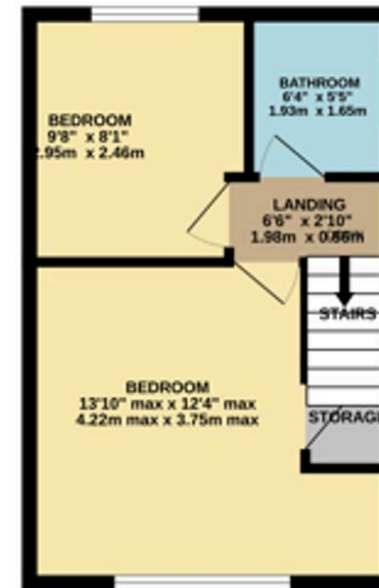
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	70	75
England, Scotland & Wales		



GROUND FLOOR
492 sq ft. (45.9 sq m.) approx.



1ST FLOOR
282 sq ft. (26.0 sq m.) approx.



TOTAL FLOOR AREA: 764 sq ft. (71.0 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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