



12 Lynwood Grove, Bolton  
£265,000

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

# 12 Lynwood Grove

Bolton, Bolton

## OFFERED WITH NO ONWARD CHAIN

Nestled in a popular cul-de-sac in the sought-after neighbourhood of Harwood, this detached true bungalow offers a perfect blend of comfort and convenience. Boasting two/three well-appointed bedrooms, a bright and airy living room, and a kitchen with integrated appliances, this property is ideal for those seeking a cosy retreat. The landscaped garden provides a peaceful outdoor space for relaxation and entertainment.

Additional benefits include off-street parking and a garage for secure storage. With excellent transport links, local amenities, and schools within easy reach, this property presents an ideal opportunity for first-time buyers, downsizers, or investors. Don't miss out on the chance to make this delightful bungalow your new home. Contact us today to arrange a viewing.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

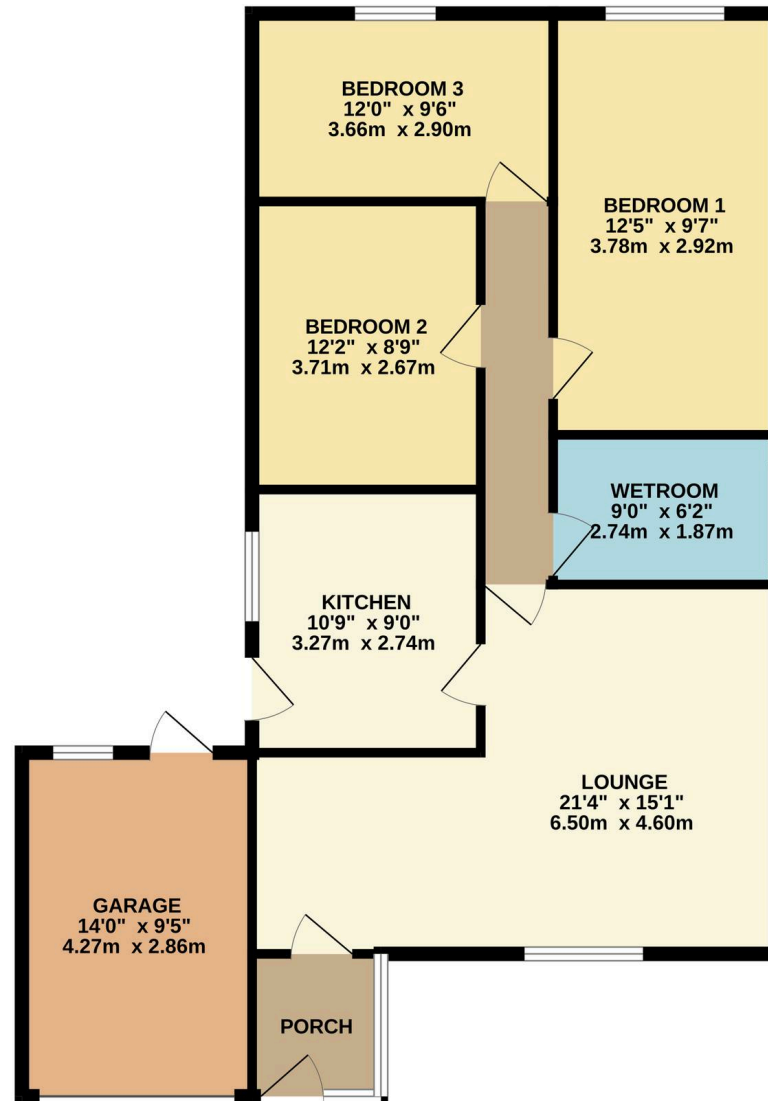








GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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