

Bradford Park Drive, Bolton

Offers Over £295,000

Miller Metcalfe
Every step of the way

Bradford Park Drive

Bolton

Offered with no onward chain, this attractive three bedroom semi detached house presents an excellent opportunity for buyers seeking a well maintained home in a popular location. The property sits on a good sized plot and offers a versatile layout ideal for family living or those looking to upsize. Upon entering the home, you are greeted by a porch a welcoming hallway with an oak staircase that leads to a bright spacious lounge and separate dining room perfect for both relaxing and entertaining. The kitchen, fitted with a range of modern units and ample worktop space, provides room for dining and has been thoughtfully designed to suit the needs of a busy household. Upstairs, the property boasts three well proportioned bedrooms, each offering comfortable accommodation and plenty of natural light. The family bathroom is fitted with a contemporary suite, including a bath and walk in shower, wash basin and WC (water closet), providing a practical and stylish space for daily routines. Additional features include double glazing throughout and gas central heating, ensuring a warm and energy efficient environment all year round. The separate newly laid sandstone cobbled driveway with wooden bi-fold gates, of which vehicles are secured provides convenient off road parking for multiple vehicles, a sought after benefit in this area. The property has a lovely rear garden with a good sized storage shed and gated access. The home is freehold, offering peace of mind and security for the future owner and has a boarded loft space for extra storage space. Situated in a highly regarded neighbourhood, the property is within easy reach of local amenities, reputable schools and excellent transport links, making it a superb choice for commuters and families alike. The internal presentation is neutral and well cared for, allowing new owners the opportunity to move straight in or personalise to their own taste. With its appealing combination of space, location and practical features, this semi detached house is certain to attract strong interest. Early viewing is highly recommended to fully appreciate the accommodation on offer and to secure a wonderful home in a desirable setting. For further information or to arrange a viewing, please contact our office and a member of our team will be delighted to assist you.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:








AEG



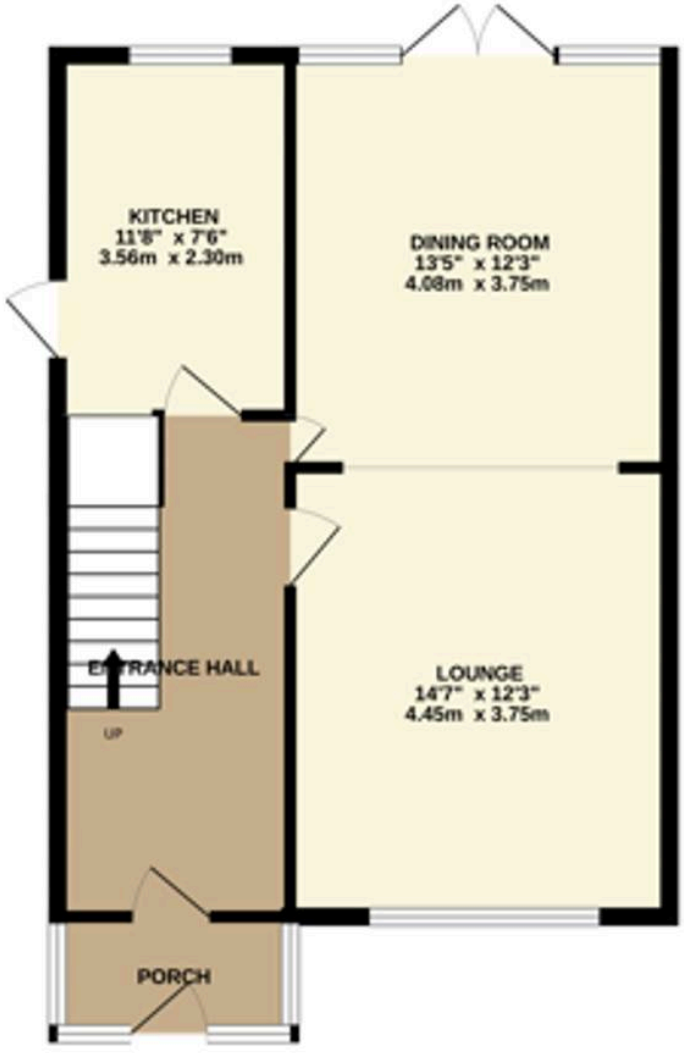




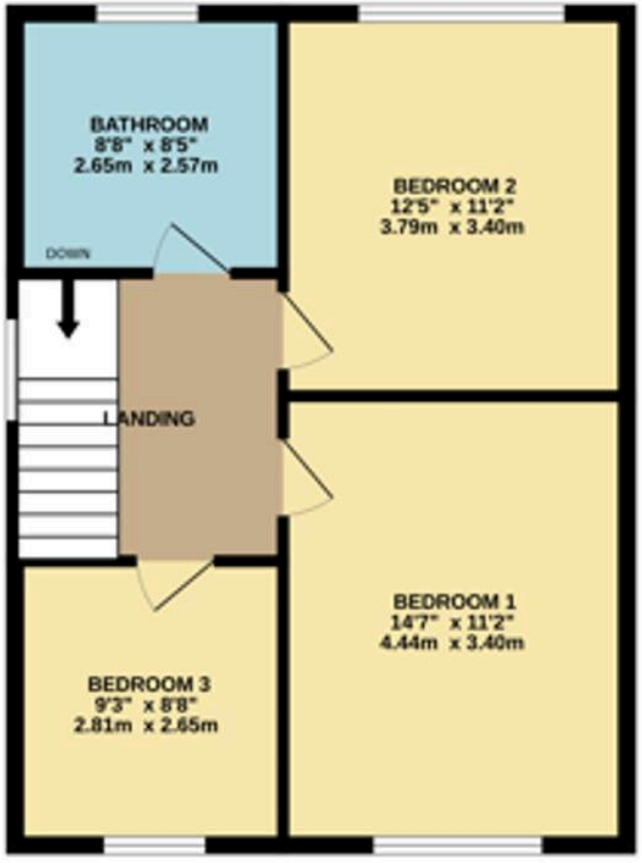




GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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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