



12 Willowbank Avenue, Bolton

Offers Over £260,000

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

## 12 Willowbank Avenue

Bolton

Nestled in a popular location this well-presented semi-detached house boasts a perfect blend of modern amenities and classic charm. The property features a welcoming entrance, spacious bright lounge/dining room and a fitted kitchen with fitted appliances. There are also three well-appointed bedrooms, and a fitted family bathroom ideal for a growing family or those seeking extra space. The spacious garden to the front, rear and side provides a tranquil retreat for outdoor gatherings or simply unwinding after a long day. The conservatory offers a bright and airy space to relax and enjoy the surrounding views. Off-street parking adds convenience for residents and guests alike. Situated in a sought-after location, this property is within close proximity to local amenities, schools, and transport links, making it an ideal choice for those seeking a comfortable and convenient lifestyle. Don't miss the opportunity to make this property your dream home. Book a viewing today!

Council Tax band: B

Tenure: Leasehold

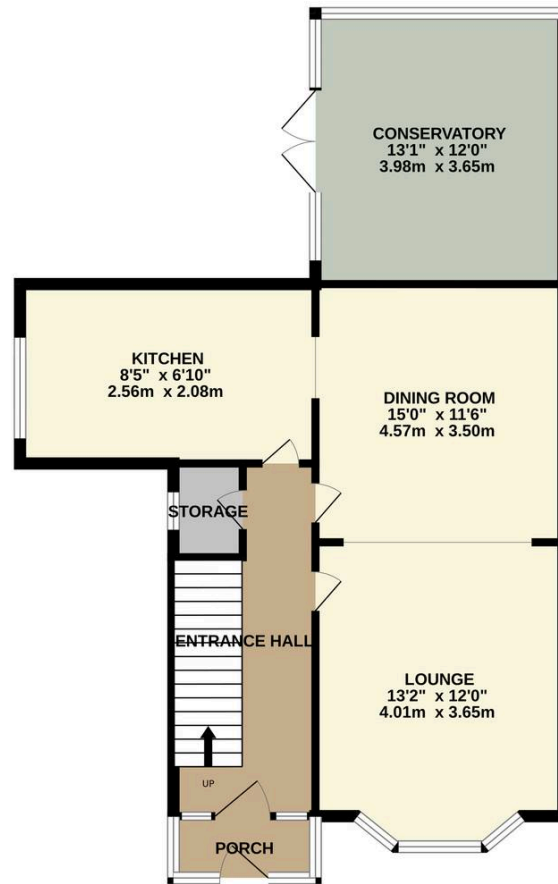
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

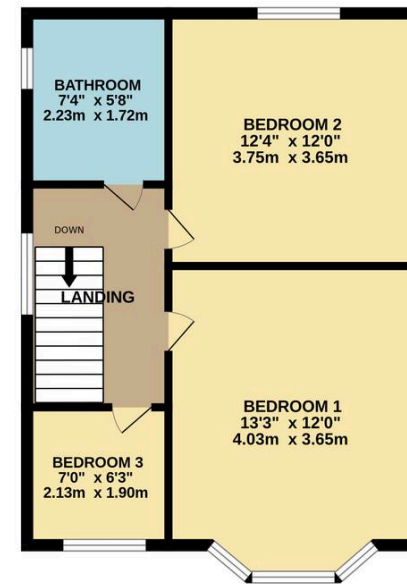




GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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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