



Exeter Avenue, Bolton
£160,000

Miller Metcalfe
Every step of the way

Exeter Avenue

Bolton

This well-presented three-bedroom semi-detached house is offered to the market with no onward chain, providing an excellent opportunity for families or first-time buyers seeking a spacious and versatile home in a popular residential location. The property features a welcoming entrance hall that leads into a generously proportioned lounge, ideal for relaxing or entertaining guests. The fitted dining kitchen is complemented by ample storage and workspace, making it perfect for family meal preparation. Adjoining the kitchen, the conservatory provides a bright and airy space for dining or additional living, with pleasant views across the surrounding gardens. The property also has a downstairs w.c for added convenience. Upstairs, there are three well-sized bedrooms, each offering comfortable accommodation for family members or guests. The family shower room is fitted with a contemporary suite, ensuring convenience for the household. Throughout the property, neutral décor and well-maintained finishes create a move-in ready environment, allowing buyers to add their own personal touches if desired. Practical features such as double glazing and gas central heating enhance comfort and energy efficiency. The property also benefits from a good sense of privacy due to its position within the development and has wrap around gardens to the front, side and rear. The property would benefit from redecoration to the buyers taste. Located in a sought-after area, residents will enjoy easy access to a range of local amenities, including reputable schools, shops, and transport links, making everyday living both convenient and enjoyable. The house is well-suited to those looking for a long-term family home, with flexible living spaces that can adapt to changing needs over time. With its combination of spacious accommodation, desirable setting, and the advantage of being offered with no onward chain, this property represents an outstanding opportunity for buyers seeking a quality home in a thriving community. Early viewing is highly recommended to fully appreciate all that this attractive and versatile home has to offer.

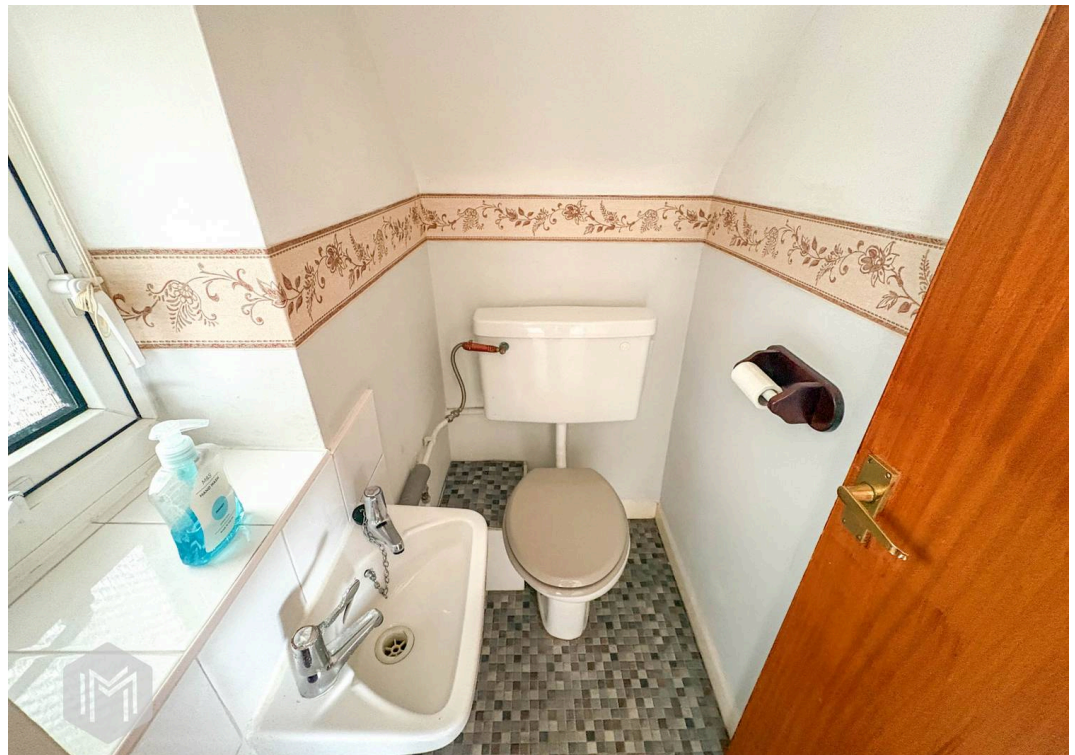
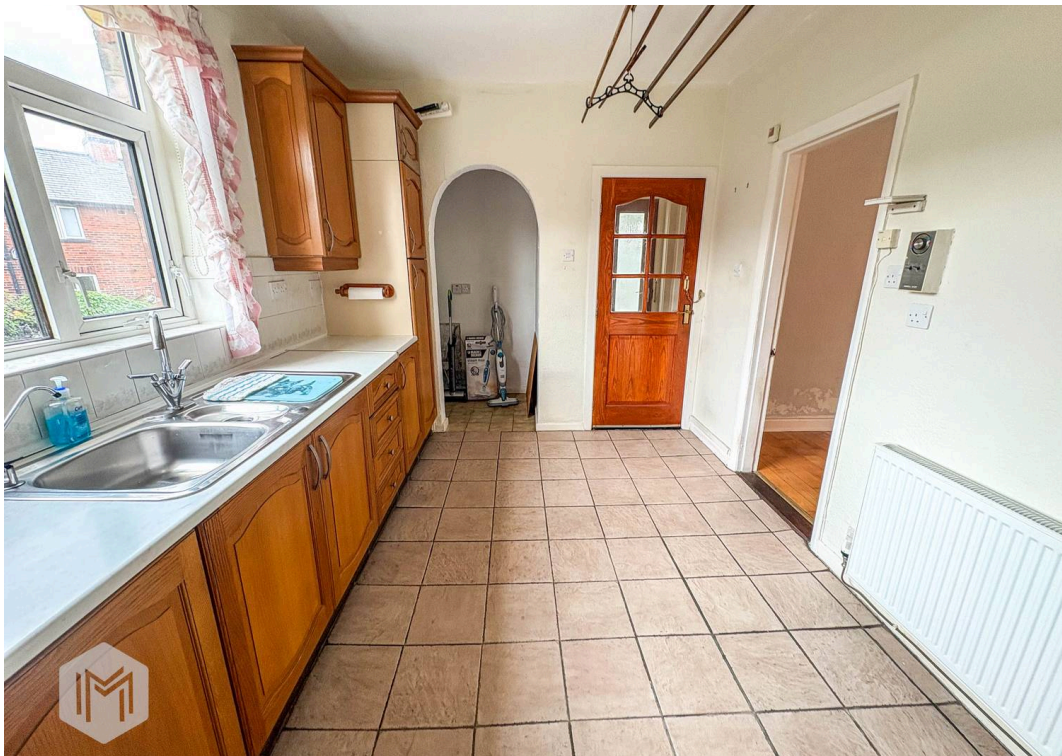
Council Tax band: A

Tenure: Leasehold

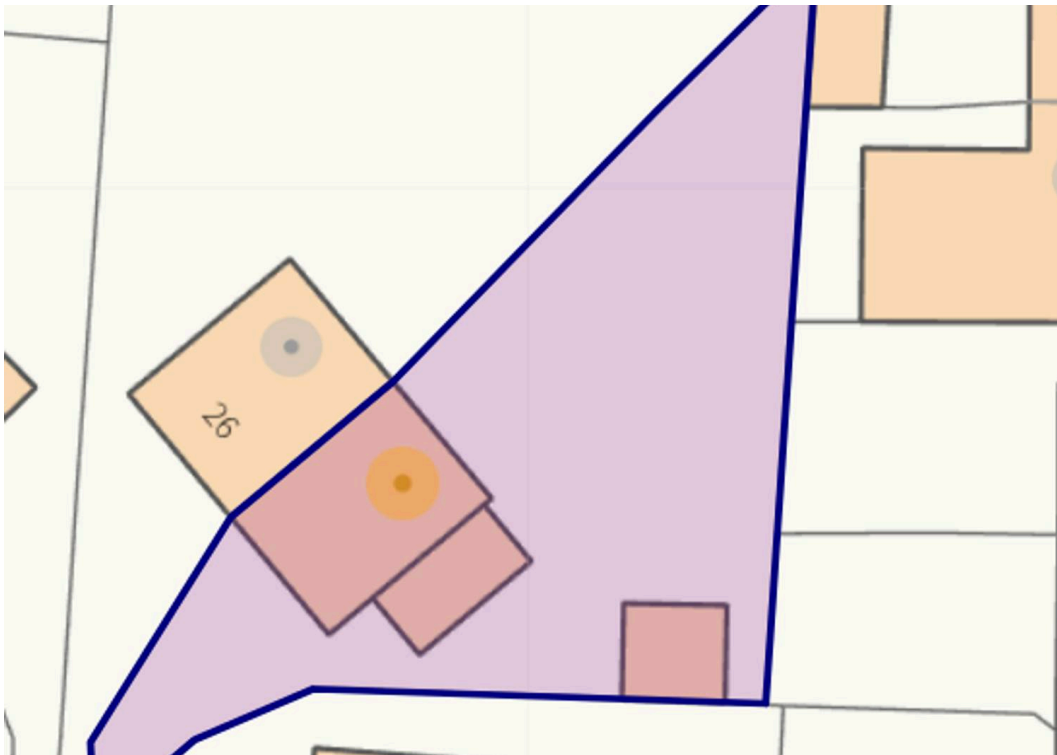
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









Energy Efficiency Rating

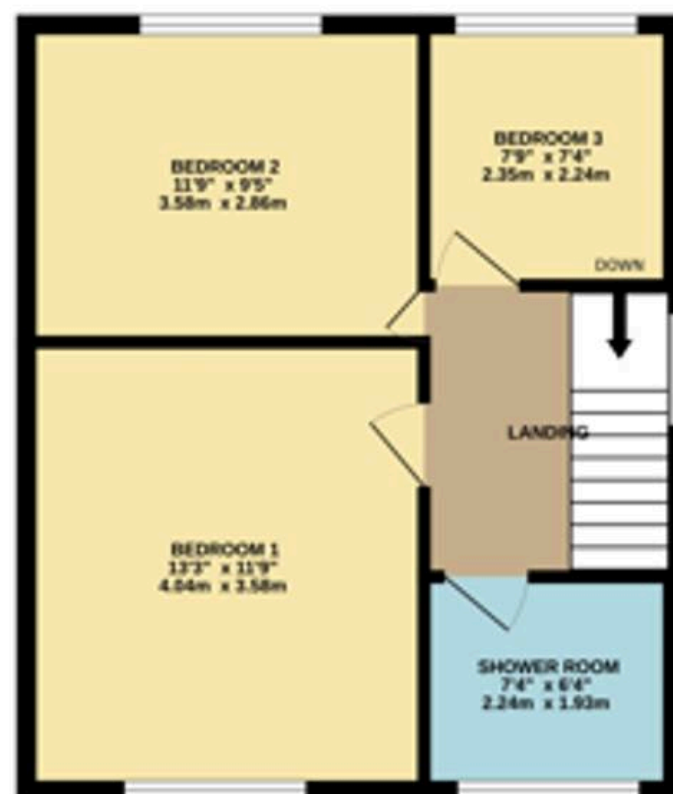
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

GROUND FLOOR
516 sq. ft. (48.0 sq. m.) approx.



1ST FLOOR
422 sq. ft. (40.2 sq. m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.1 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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