



Cox Green Road, Egerton

Offers Over £240,000

Miller Metcalfe
Every step of the way

Cox Green Road

Egerton, Bolton

Nestled in a quiet, leafy neighbourhood in the highly sought-after area of Egerton Village, this charming terraced home offers spacious and versatile accommodation in a truly desirable setting.

To the ground floor, the property features a welcoming lounge, perfect for relaxing and unwinding, alongside a separate dining room ideal for family meals and entertaining guests. The modern kitchen is thoughtfully designed with contemporary fittings and ample storage, while the bright conservatory provides additional living space and a lovely outlook onto the rear garden.

Upstairs, the home boasts two large bedrooms, both offering generous proportions and plenty of natural light. A spacious family bathroom completes the first-floor accommodation, designed to comfortably serve the household.

Externally, the property benefits from attractive front and rear gardens, providing excellent outdoor space for relaxation, gardening, or alfresco dining. Situated in a great location within Egerton Village, the home enjoys a peaceful residential setting while remaining close to local amenities, schools, and transport links.

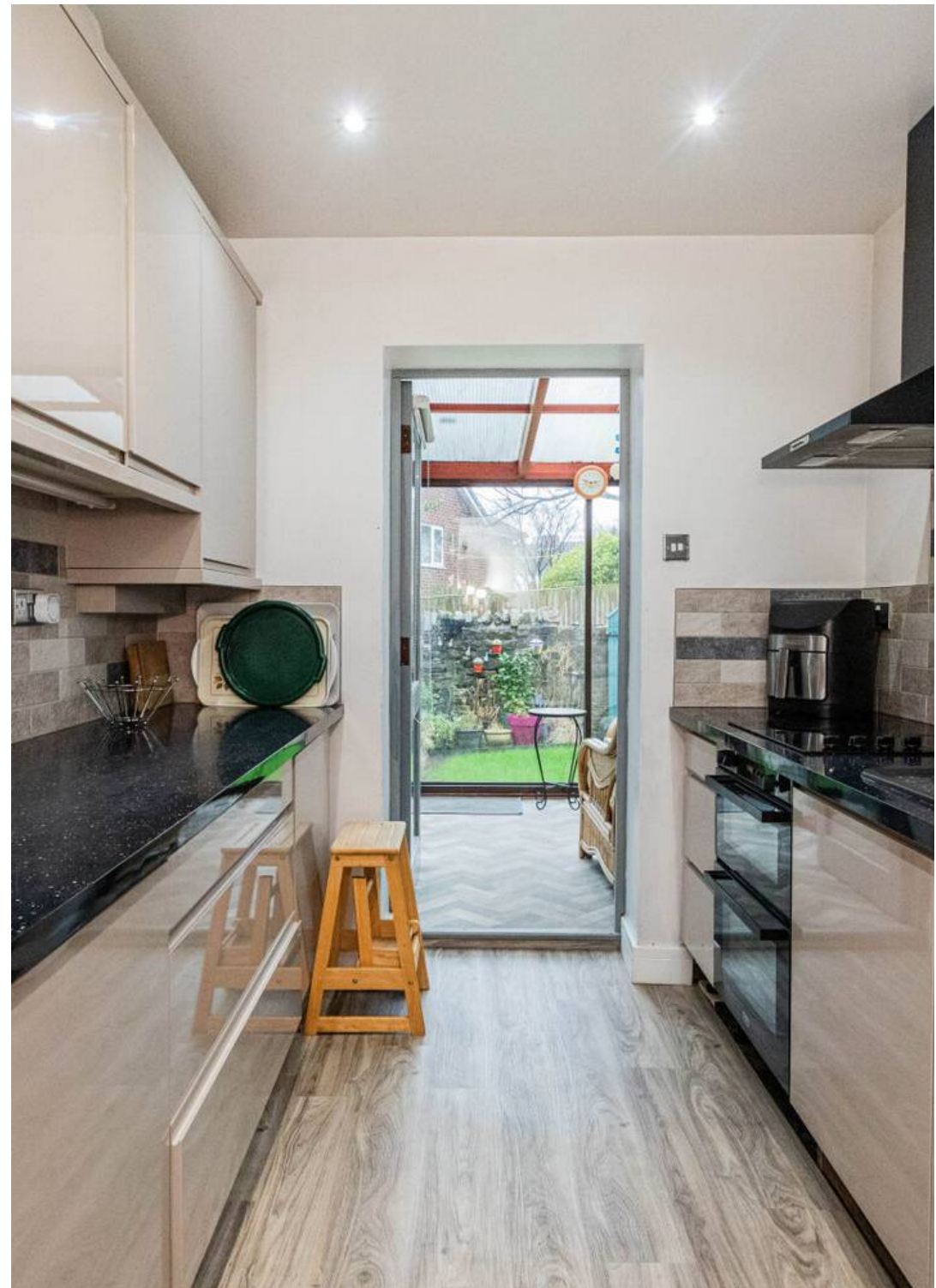
This deceptively spacious property really must be viewed to fully appreciate the accommodation on offer. Don't miss out on the opportunity to make this delightful house your own — contact us today to arrange a viewing and start envisioning your life in this lovely property

Council Tax band: B

Tenure: Leasehold

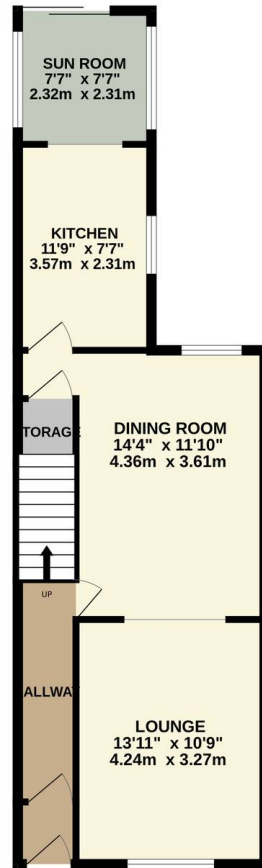
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

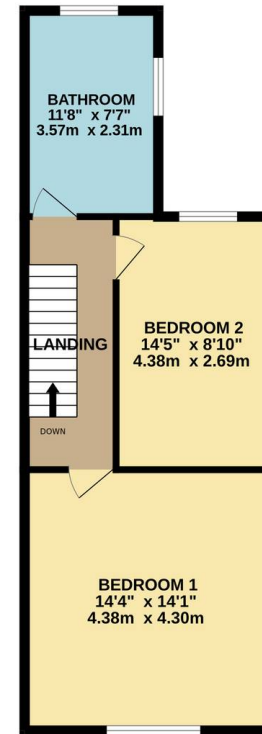




GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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