

Bradshaw Brow, Bolton

£165,000

Miller Metcalfe

Every step of the way

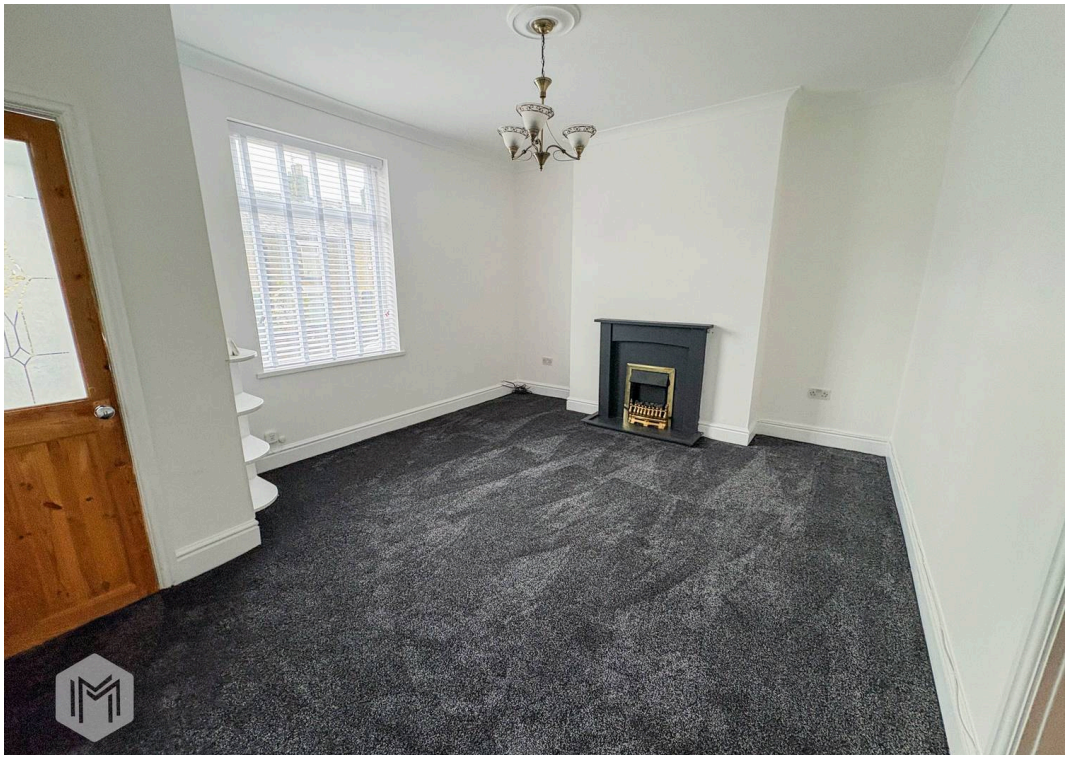
Bradshaw Brow

Bolton

Situated in a popular location, this well presented three bedroom terraced house offers good sized accommodation and represents an appealing opportunity for a range of buyers. With three bedrooms and a practical layout, the property is particularly well suited to those looking to take their first step onto the property ladder, while also offering potential as an investment purchase. Available with no onward chain, it provides an opportunity for buyers seeking a straightforward move. The accommodation is presented to a good standard throughout and has a separate lounge and dining room and fitted kitchen creating a welcoming setting that can be appreciated from the outset. Its generous proportions provide flexibility for everyday living, whether you are buying independently, as a couple or with a family. The three bedrooms offer useful versatility, with the option to arrange the accommodation around individual needs. Depending on your requirements, a bedroom could be used for guests, as a home office or as a dedicated space for hobbies, while retaining the benefits of a three bedroom home. There is a garden to the front and an enclosed yard to the rear with a garage. The terraced style adds to the appeal for buyers seeking a manageable property, and the good sized accommodation offers room to establish a comfortable home. For first time buyers, the combination of presentation, space and location makes this a property worth considering. It offers the chance to purchase a home that is well presented throughout, with accommodation that can adapt as circumstances change. For investors, the three bedroom layout and popular location provide a basis for consideration as part of a property portfolio. The absence of an onward chain is a further advantage, allowing prospective purchasers to proceed without the added uncertainty of a seller needing to secure another property. Whether you are looking for a first home or an investment opportunity, this property brings together several sought after qualities in one appealing package. The well presented interior provides a positive first impression, while the good sized accommodation offers the flexibility to make the property your own. Its three bedrooms add to the practical appeal, providing options for sleeping, working from home or accommodating visitors. The popular location is another attractive feature, complementing the property's comfortable proportions and versatile nature. Offered with no onward chain, this terraced house presents an opportunity for buyers who value a well maintained appearance and a layout suited to a variety of needs. Viewing is recommended to appreciate the accommodation, its presentation and the potential this three bedroom home offers to both owner occupiers and those seeking an investment.



Council Tax band: B









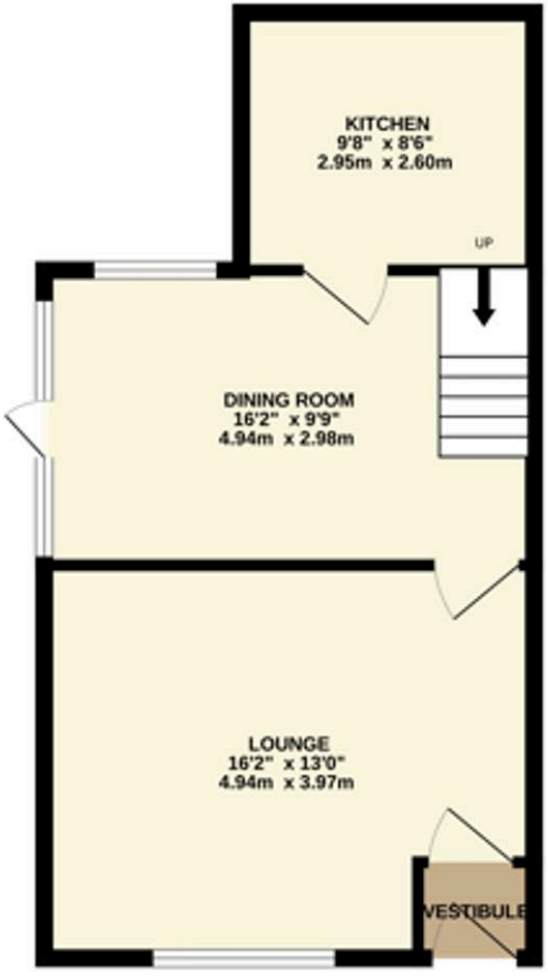




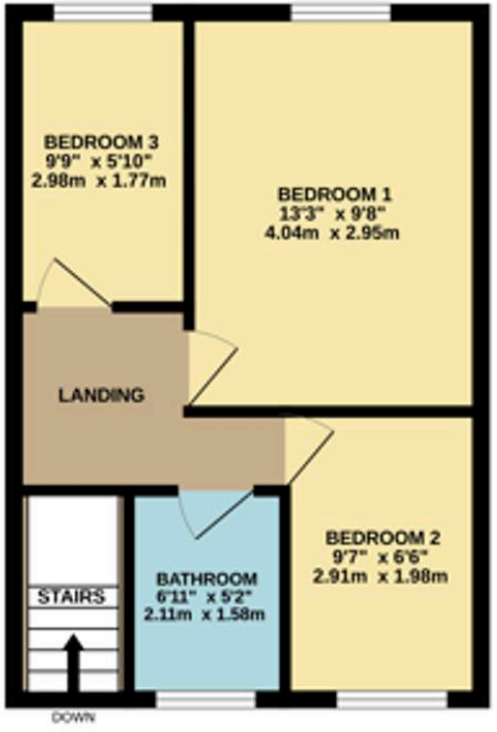




GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



BL2 3DB

TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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