



75 Seaford Road, Bolton

Offers Over £410,000

Miller Metcalfe
Every step of the way

75 Seaford Road

Bolton

This impressive extended five-bedroom semi-detached house offers generous and thoughtfully extended accommodation, making it the perfect family home. The property has been extended to the side, creating a spacious and versatile layout that caters to modern living requirements. Upon entering, you are welcomed by a bright and airy hallway that leads to a large living room ideal for relaxing with family or entertaining guests. The open plan well-appointed kitchen/breakfast room with breakfast island boasts ample storage and preparation space, complemented by a dining area that is perfect for family meals or social gatherings. Utility room with space for washing machine and dryer. Bedroom four to the ground floor with shower room. Upstairs, four well-proportioned bedrooms ensure that every family member has their own comfortable retreat, with the principal bedroom benefiting from generous proportions and plenty of natural light, fitted wardrobes and dressing area. The family bathroom is stylishly presented, featuring modern fixtures and fittings for added comfort. A particular highlight of this property is the superb summerhouse, complete with a hot tub (ideal for relaxing after a long day or hosting friends in style). Home office/gym for added convenience. The property also benefits from under floor heating, garden to the rear, which is very well maintained with astroturf, Indian stoned seating area with water feature and is easy to maintain perfect for entertaining in the summer months. To the front is a blocked paved driveway providing convenient off-road parking. Immaculately maintained throughout, this home combines space, functionality, and contemporary design, making it an exceptional choice for families seeking both comfort and practicality in a desirable location. The thoughtful extension and additional features such as the home office and summerhouse which is fully insulated to ensure that this property stands out, catering to a range of lifestyle needs while maintaining a welcoming and homely atmosphere. With its well-proportioned rooms, flexible living spaces, and high-quality finishes, this property represents an outstanding opportunity for buyers looking for a spacious and versatile family home. Early viewing is highly recommended to fully appreciate the accommodation and features on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



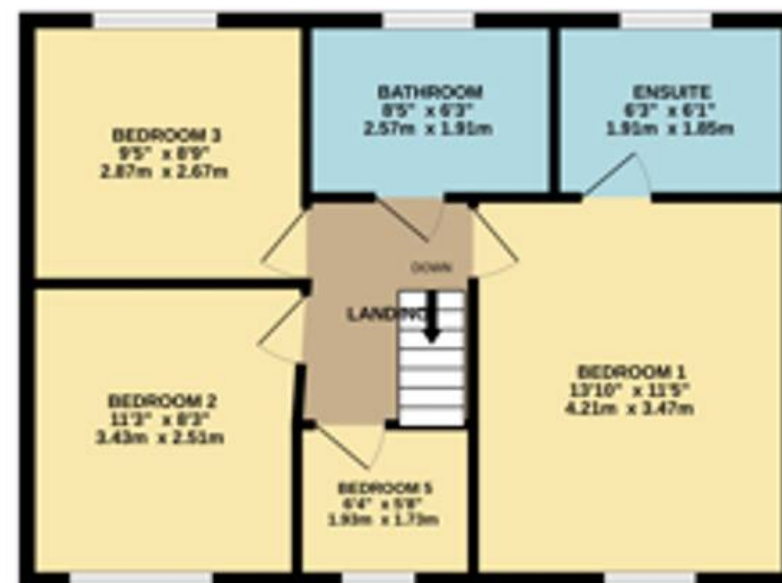




899 sq.ft. (83.5 sq.m.) approx.



554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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