



Bardsley Close, Bolton

Offers Over £350,000

Miller Metcalfe
Every step of the way

Bardsley Close

Bolton

This impressive four bedroomed semi detached house presents an excellent opportunity for families seeking spacious accommodation in a highly sought-after location. The property is offered on a freehold basis and benefits from a thoughtfully designed layout that maximises both comfort and practicality. Upon entering, you are welcomed by a generous hallway with access to the garage and leading to a bright and airy living room, ideal for relaxing or entertaining guests. The well-appointed dining kitchen offers ample storage and workspace with integrated appliances and a Velux window providing natural light, making it perfect for family meals or more formal occasions. Separate utility room with space for a washing machine and dryer. A separate dining area provides additional versatility, while a convenient ground floor cloakroom enhances everyday functionality. There is a conservatory with double doors to the rear garden. Upstairs, the property features four well-proportioned bedrooms, each offering plenty of natural light and flexible space for a growing family or those needing a home office or guest room. The family bathroom is modern and stylish, fitted with contemporary fixtures and finishes for a touch of luxury. Additional storage solutions are thoughtfully integrated throughout the home with loft space, ensuring a clutter-free environment. The property also benefits from a single garage with an up and over door and a driveway providing off road parking (a valuable feature in this popular area), and is ideally positioned close to well-regarded schools, local shops, and excellent transport links. There a beautiful gardens to the front and rear perfect for entertaining in the summer months. This location is particularly popular with families due to its welcoming community atmosphere and convenient access to everyday amenities. With its combination of spacious living, practical features, and a prime setting, this four bedroom semi detached house is perfect for those looking to settle in a comfortable and well-connected family home. Early viewing is highly recommended to fully appreciate the quality and potential on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:











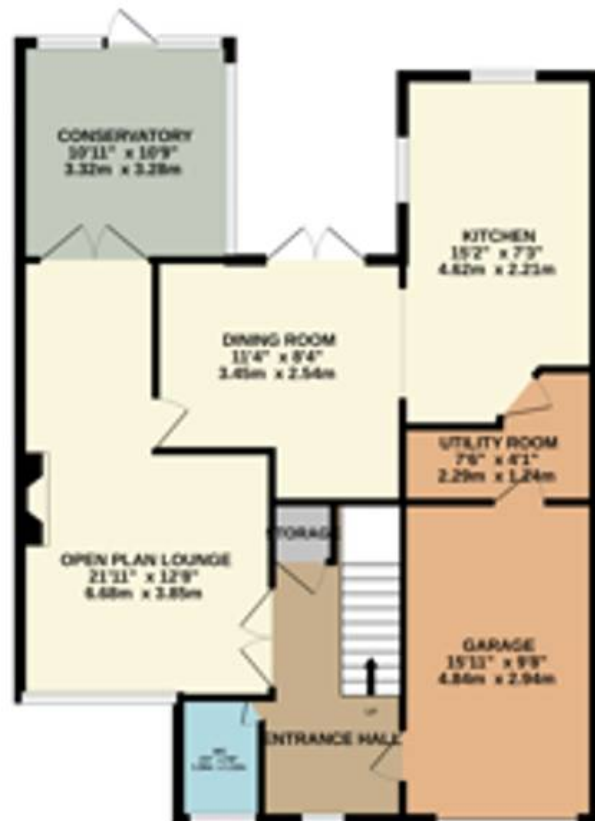
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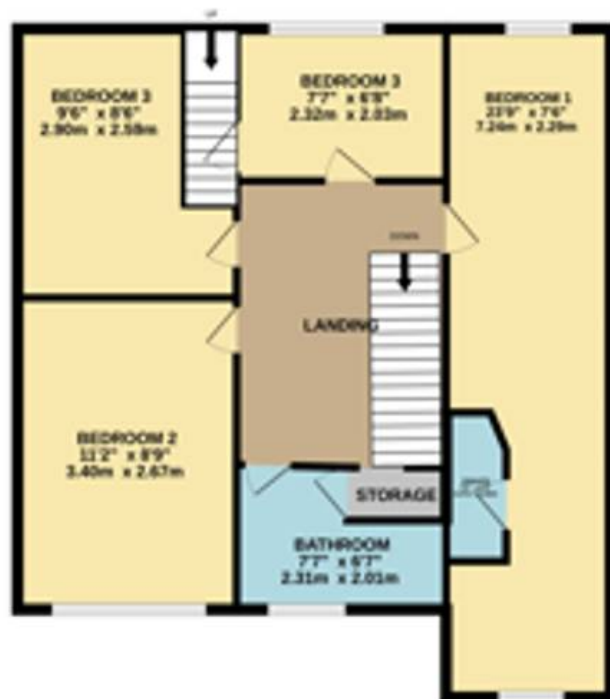
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UPPER FLOOR:
357 sq ft (33.3 sq m) approx.



1ST FLOOR:
658 sq ft (61.2 sq m) approx.



2ND FLOOR:
621 sq ft (57.6 sq m) approx.



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TOTAL FLOOR AREA : 2279 sq ft (211.8 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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