



Davenport Fold Road, Bolton

Miller Metcalfe
Every step of the way

Davenport Fold Road

Bolton

This well-presented two-bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a spacious and comfortable home with the advantage of no onward chain. Situated in a highly regarded residential area, the property is ready to move into and provides a versatile layout ideal for a range of purchasers, including downsizers, couples, or small families. The accommodation features two generous double bedrooms both of which are neutrally decorated and benefit from ample natural light there is also a upstairs bathroom. The living space is enhanced by two separate reception rooms, allowing for flexible use as a formal lounge, dining area, or even a home office, depending on your needs. The kitchen is well-appointed with a range of fitted units and integrated appliances, offering plenty of storage and workspace for everyday living. A modern bathroom suite serves the property, featuring a bath with overhead shower, wash basin, and WC, all finished in a contemporary style. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. The property also boasts a single garage, ideal for secure storage or parking, as well as a driveway providing off-road parking for several vehicles (a particularly attractive feature for those with multiple cars or guests). The bungalow's layout has been thoughtfully designed to maximise space and light, creating a welcoming and homely atmosphere. Located within easy reach of local amenities, schools, and transport links, this property combines convenience with a peaceful setting, making it a superb choice for those looking to settle in a desirable neighbourhood. With no onward chain, buyers can look forward to a straightforward purchase process and immediate occupancy upon completion. This is a good-sized home that represents a rare opportunity to acquire a bungalow in such a sought-after location, and early viewing is highly recommended to fully appreciate the accommodation and potential on offer. Whether you are seeking a low-maintenance home to enjoy your retirement, a comfortable base for commuting, or simply a property that is ready to move into without the need for immediate updates, this bungalow is sure to impress. Contact us today to arrange your viewing and take the first step towards making this delightful property your new home.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

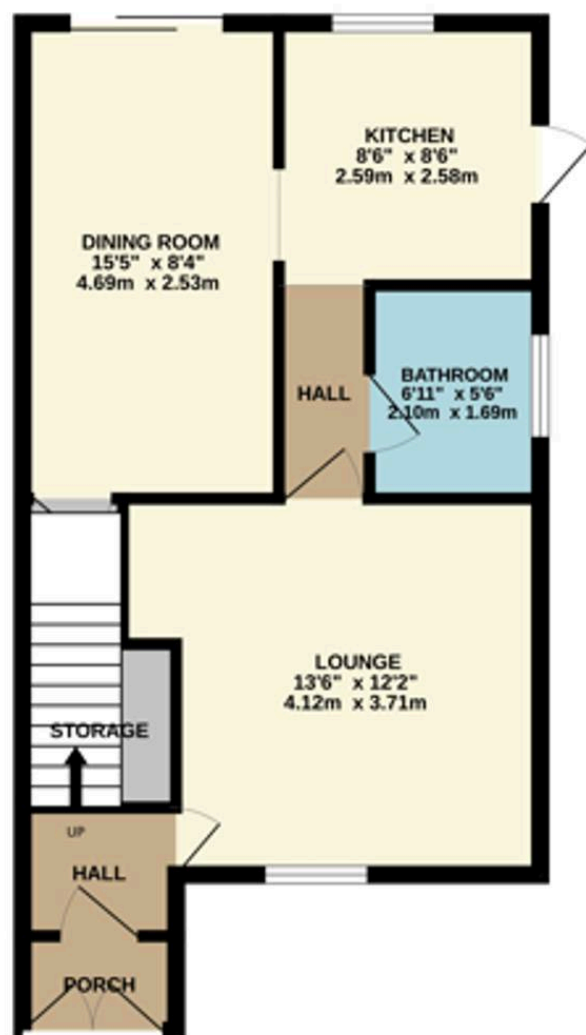




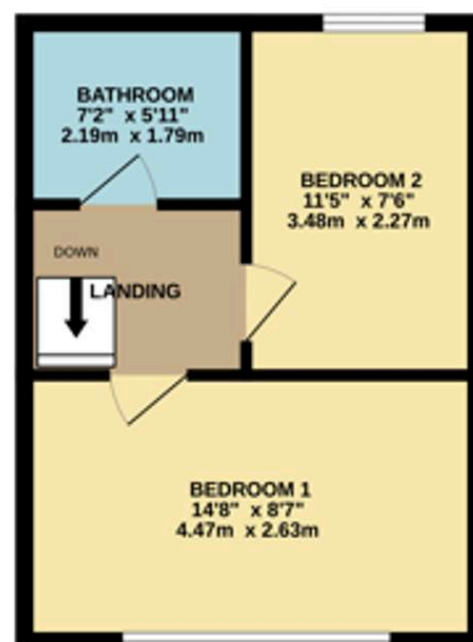




GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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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