



18 Westcott Close, Bolton  
£155,000

**Miller Metcalfe**  
*Every step of the way*

## 18 Westcott Close

Bolton, Bolton

Introducing this charming quasi semi-detached bungalow located in a sought-after neighbourhood in the very popular over 55's development. This delightful property features a spacious double bedroom, a modern bathroom, and a cosy living area perfect for relaxation. The well-appointed kitchen is equipped with all the necessary appliances for convenient meal preparation. Outside, the property boasts a lovely back patio area not being shared with anyone else and it is part of the property deeds with easement right of way for neighbours and also the raised garden at the rear with open views across Bolton and surrounding moors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

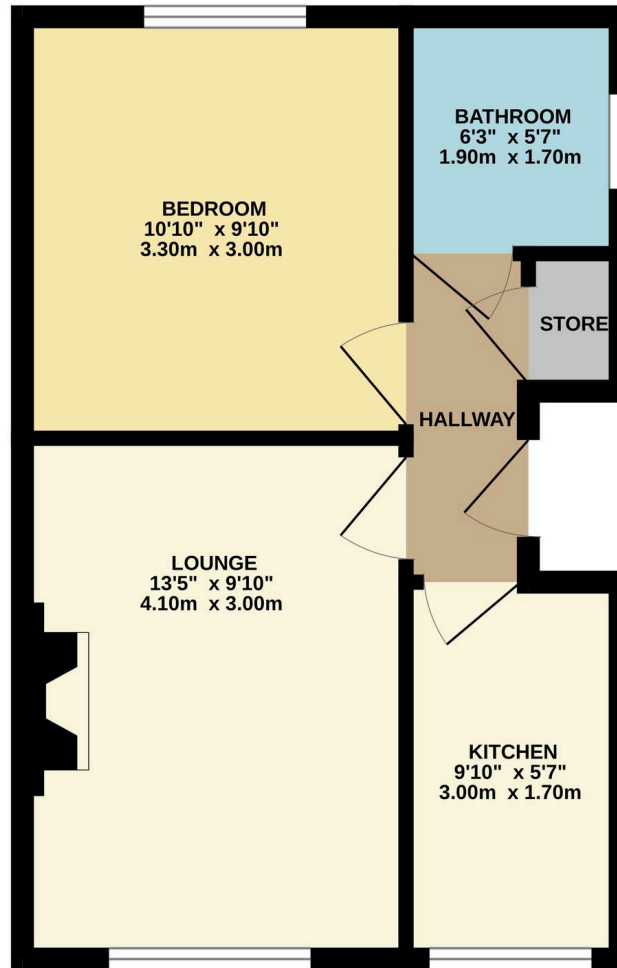








GROUND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 357 sq.ft. (33.1 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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## Miller Metcalfe Harwood

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