

Brook House Close, Bolton

Offers in Region of £230,000

Miller Metcalfe
Every step of the way

Brook House Close

Bolton

Presenting this spacious three bedroom semi detached house, ideally situated in a popular residential location, offering an excellent opportunity for families seeking a property to make their own. Set on a desirable corner plot, this home benefits from two driveways providing ample off road parking, as well as a single garage for additional convenience and storage. The interior layout is thoughtfully arranged to accommodate modern family living, featuring a welcoming entrance porch that leads to a generously proportioned lounge, perfect for relaxing or entertaining guests. Adjacent to the lounge, the separate dining room offers a versatile space for family meals or formal gatherings, with potential to be adapted to suit individual needs. The kitchen, while functional, presents a fantastic canvas for refurbishment, allowing new owners to create a contemporary culinary space tailored to their preferences. Upstairs, the property comprises three well sized bedrooms, each offering comfortable accommodation and the flexibility to serve as guest rooms, children's bedrooms or a home office (depending on lifestyle requirements). The family bathroom is conveniently located on the first floor and is fitted with a three piece suite. Throughout the property, there is scope for cosmetic updating and modernisation, making this an ideal purchase for buyers looking to add value and personalise their next home. Additional features include double glazing and gas central heating, ensuring comfort throughout the seasons. The home's position within a sought after neighbourhood places it within easy reach of a range of local amenities, reputable schools and transport links, making daily commutes and family outings straightforward and stress free. This property represents a rare opportunity to acquire a family home with significant potential, generous proportions and flexible living spaces, all within a well regarded community. Early viewing is highly recommended to fully appreciate the possibilities this semi detached house has to offer and to envision how it could be transformed into a stylish, comfortable residence tailored to your needs. For further information or to arrange a viewing, please contact our office and a member of our team will be delighted to assist you.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

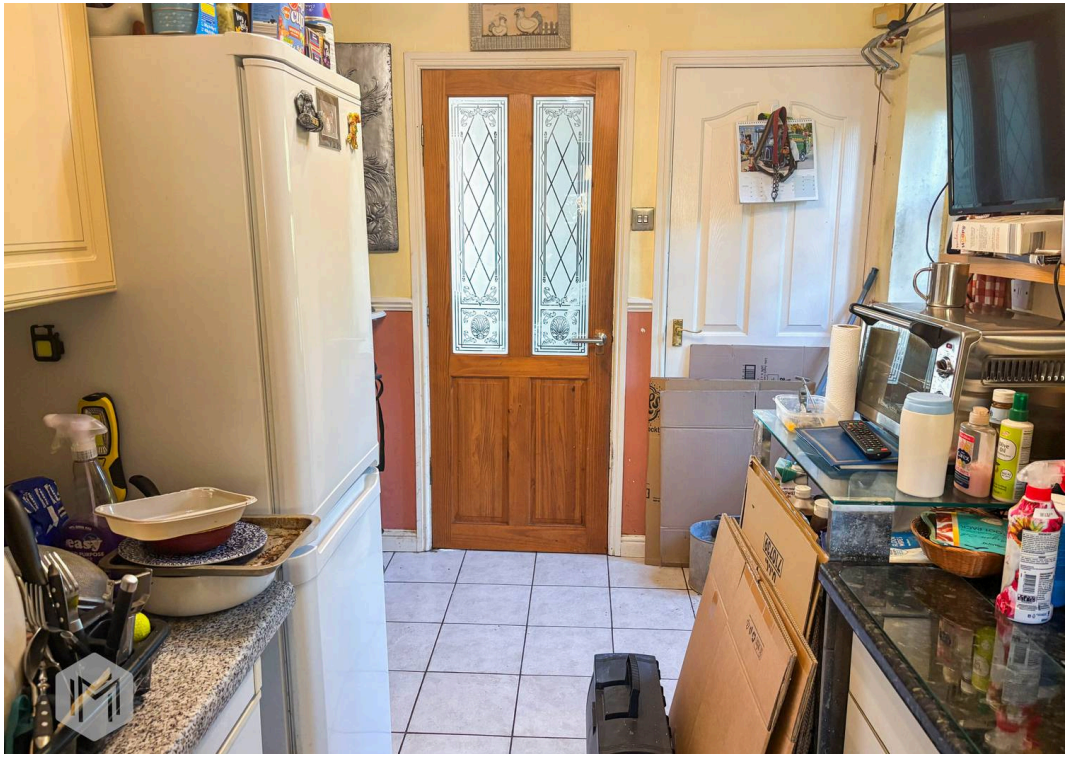
EPC Environmental Impact Rating:





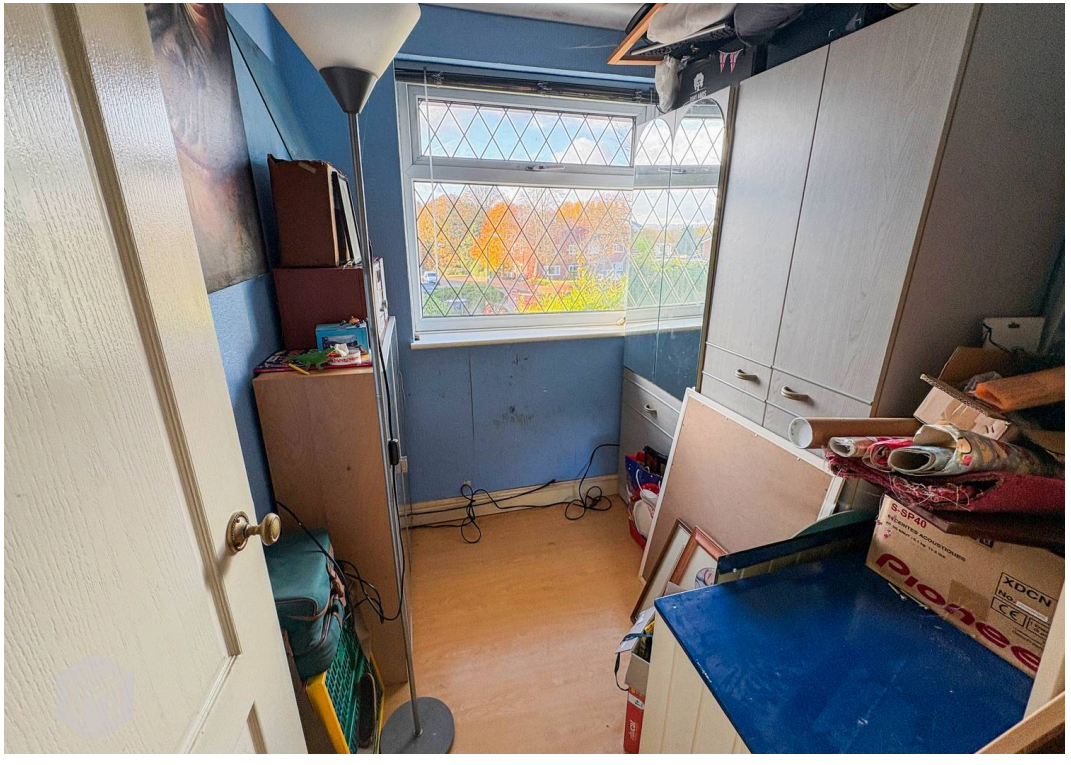



STRONG SHAVER
KENCO





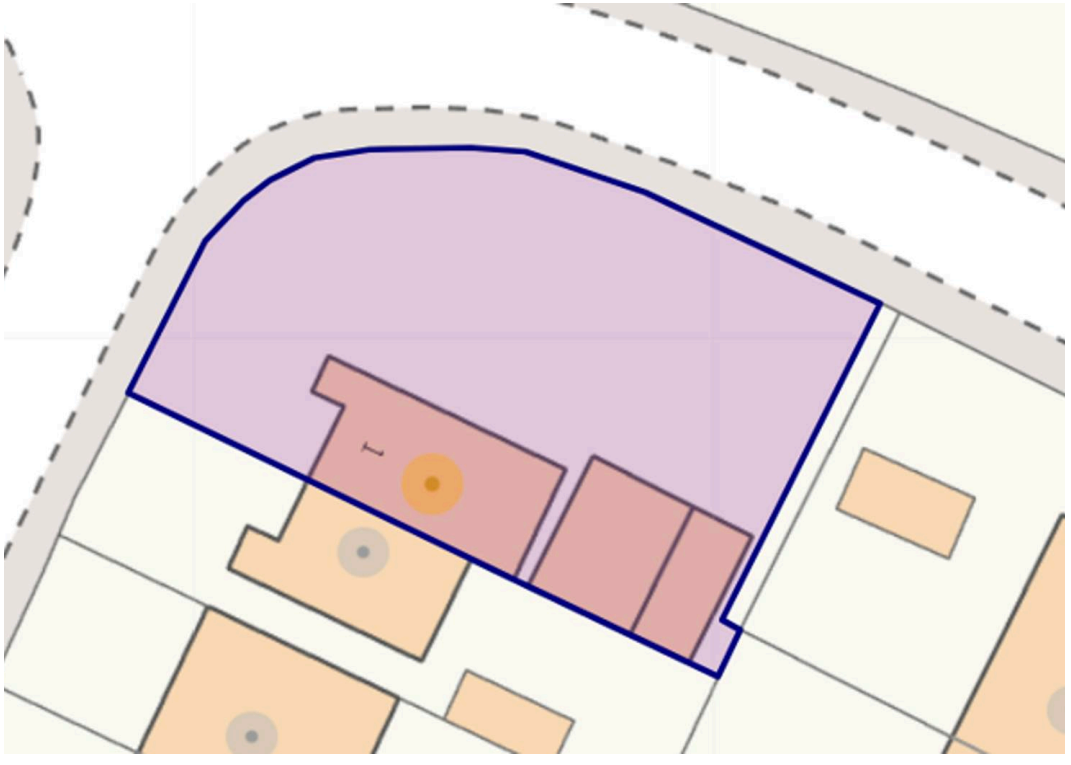

SUMMER
DREAMIN'

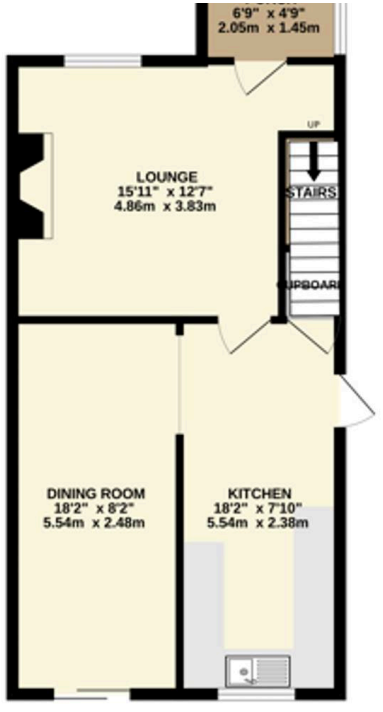

XDCN
Pioneer

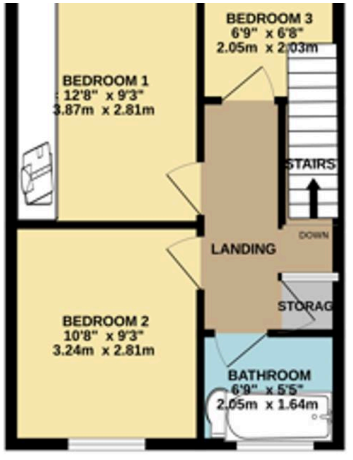

TO WIPE








6'9" x 4'9"
2.05m x 1.45m
LOUNGE
15'11" x 12'7"
4.86m x 3.83m
UP
STAIRS
CUPBOARD
DINING ROOM
18'2" x 8'2"
5.54m x 2.48m
KITCHEN
18'2" x 7'10"
5.54m x 2.38m


BEDROOM 1
12'8" x 9'3"
3.87m x 2.81m
BEDROOM 3
6'9" x 6'8"
2.05m x 2.03m
STAIRS
DOWN
LANDING
STORAGE
BEDROOM 2
10'8" x 9'3"
3.24m x 2.81m
BATHROOM
6'9" x 5'5"
2.05m x 1.64m