



19 Brook House Close, Bolton

Offers Over £235,000

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

# 19 Brook House Close

Bolton

Well Appointed & Beautifully Presented Three Bedroom Property | Large Plot With Parking & Garage | Excellent Harwood Location Close To Schools & Amenities

Looking for a family upsize that will feel like home the second you arrive? This well-kept and equally charming three bedroom property has so much appeal and is not to be missed! Flowing elegantly with modern and neutral décor throughout, we think this would make a perfect purchase for a growing family looking for additional space in a property they can immediately call home.

Standing proudly on a commanding and enviable corner plot, the property benefits from a driveway to the front in addition to a single garage and a well-kept garden. Internally, take advantage of three generous bedrooms, a modern bathroom suite, a formal lounge which is full of light plus an impressive kitchen/dining area.

Brook House Close is a quiet and well regarded cul-de-sac located just off South Drive in Harwood. A number of excellent amenities are nearby such as schools, shops and supermarkets. Harwood village is walkable where you'll find a great selection of bars, cafes, restaurants and leisure facilities.

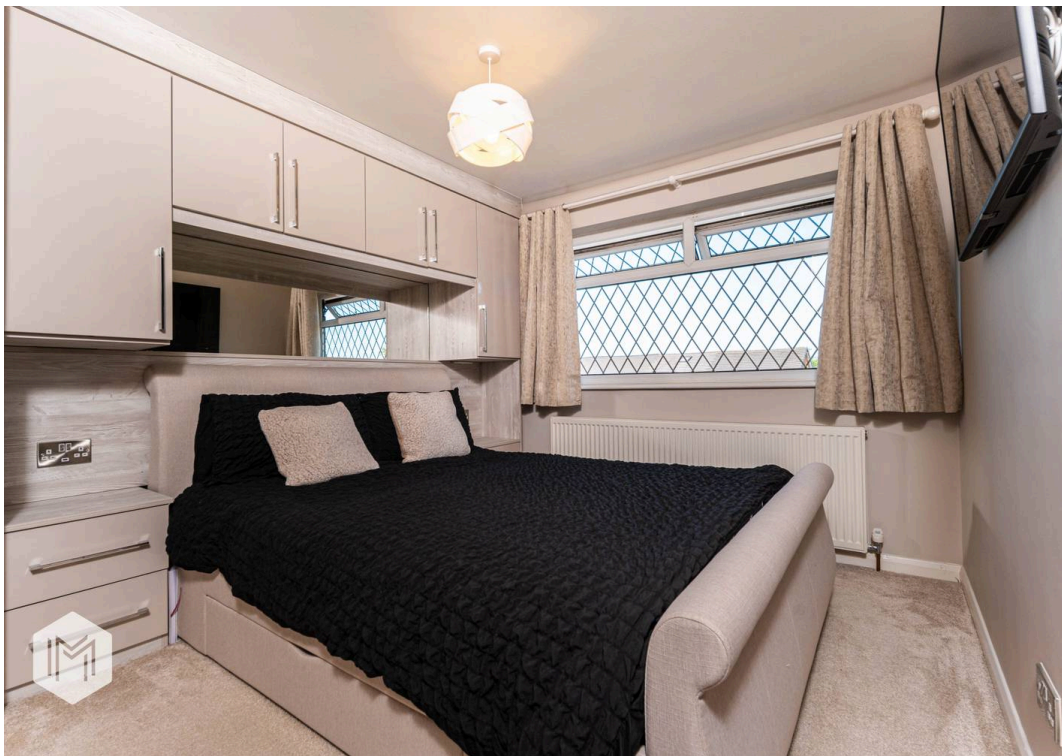
The accommodation comprises: entrance porch with a door leading to a bright and airy lounge. Adjacent is a well appointed kitchen area with a combination of base and eye level fitted units and ample room to accommodate a dining table. Double doors lead to the garden. Take the stairs to the first floor where you'll find two double bedrooms, a single bedroom and a modern three piece bathroom suite.

Council Tax band: B

Tenure: Leasehold

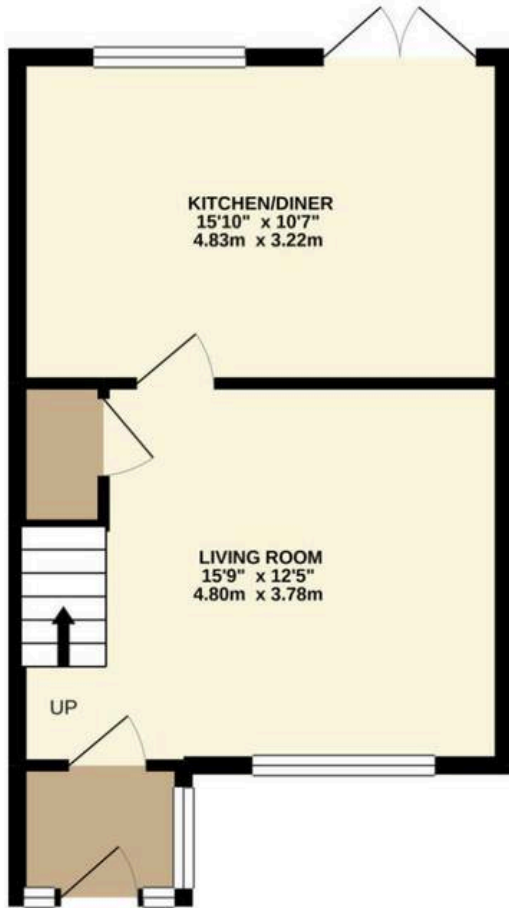




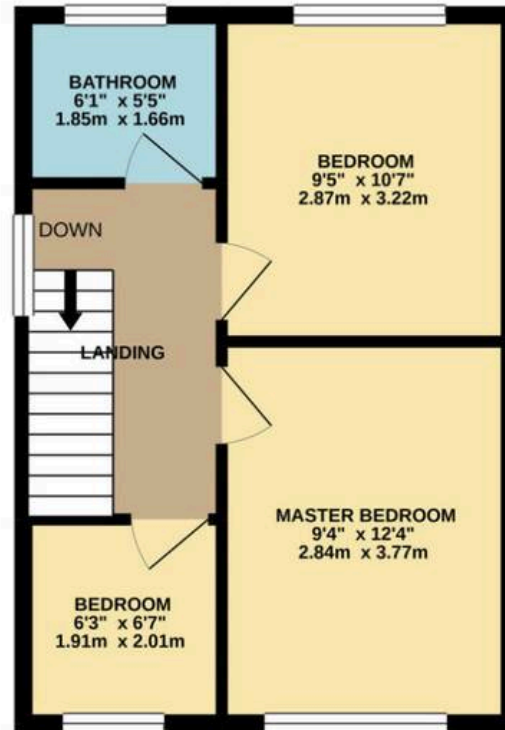




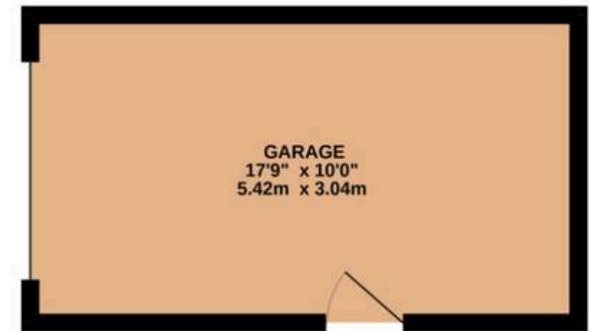
GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



GARAGE  
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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.

Made with Metropix ©2021



## Miller Metcalfe Harwood

Miller Metcalfe Sales & Lettings, 87A Lea Gate - BL2 4BQ

01204 308000 • [harwood@millermetcalfe.co.uk](mailto:harwood@millermetcalfe.co.uk) • [millermetcalfe.co.uk/](http://millermetcalfe.co.uk/)

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