



31 Woodbridge Drive, Bolton

Offers in Region of £150,000

Miller Metcalfe
Every step of the way

31 Woodbridge Drive

Bolton

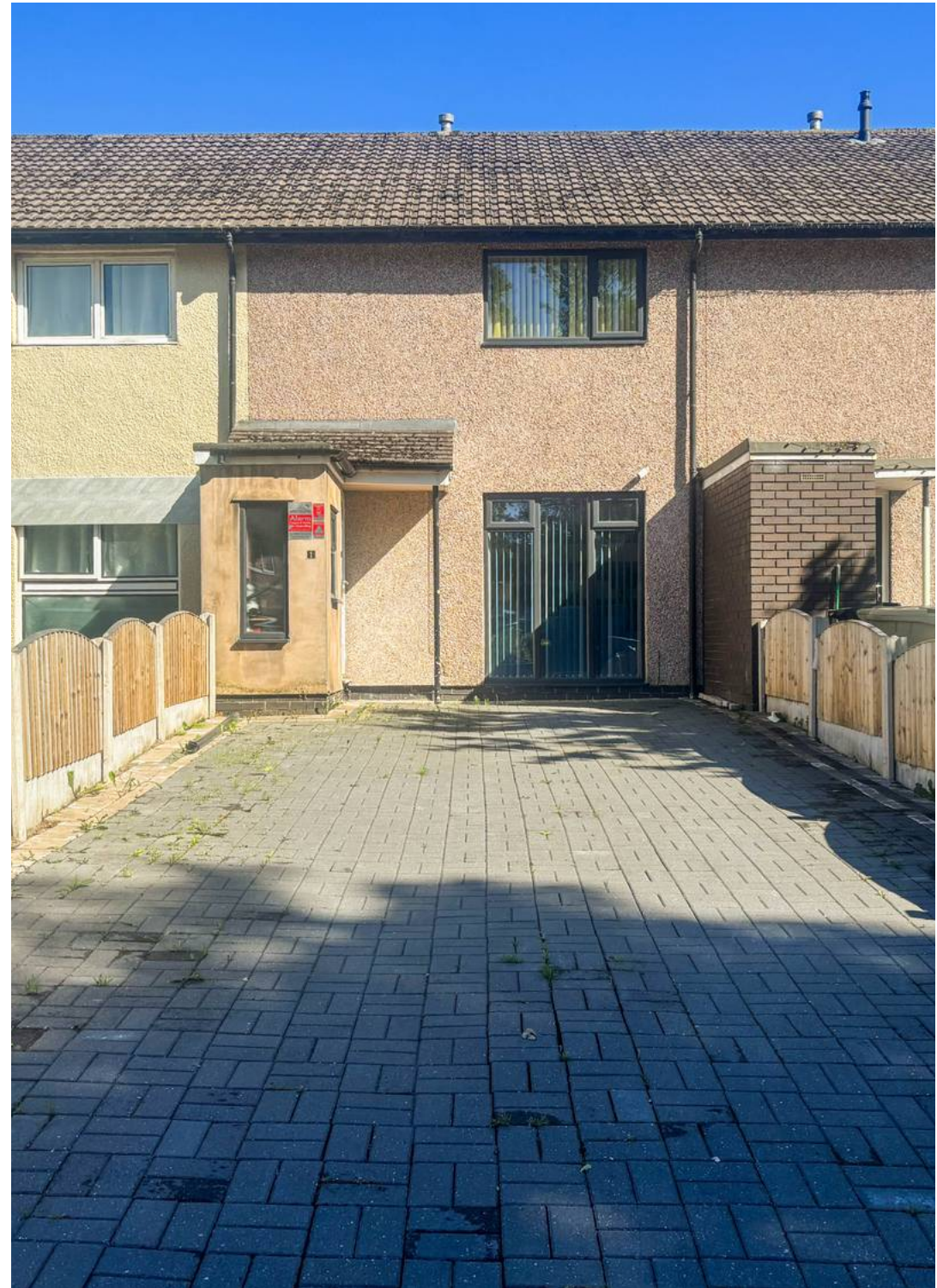
This well-presented two-bedroom terraced house is situated in a popular location, offering an excellent opportunity for first-time buyers, downsizers, or investors alike. The property benefits from a private driveway providing convenient off-road parking, a valuable feature for the area. Upon entering, you are welcomed by a spacious lounge that offers a comfortable setting for relaxation or entertaining guests. The lounge is filled with natural light, creating a warm and inviting atmosphere. The thoughtfully designed kitchen provides ample storage and workspace, making meal preparation both practical and enjoyable. There is also a utility area with storage. Upstairs, there are two generously proportioned bedrooms, each with space for wardrobes and additional furnishings, ensuring comfortable living arrangements for individuals, couples, or small families the master also has a storage area. The well-appointed family bathroom is finished to a good standard and caters to the needs of a busy household. This freehold property offers peace of mind for buyers seeking long-term security and minimal ongoing costs. Additional features include double glazing and efficient heating, contributing to a comfortable environment throughout the year. The location is particularly popular due to its proximity to well-regarded schools, local amenities, and excellent transport links, making daily commuting and errands straightforward. The property is also within easy reach of shopping facilities, cafes, and leisure options, providing a vibrant lifestyle for residents. With its combination of modern comforts, practical features, and a desirable address, this terraced house represents a fantastic opportunity in today's market. Early viewing is highly recommended to fully appreciate the space, quality, and convenience this home has to offer.

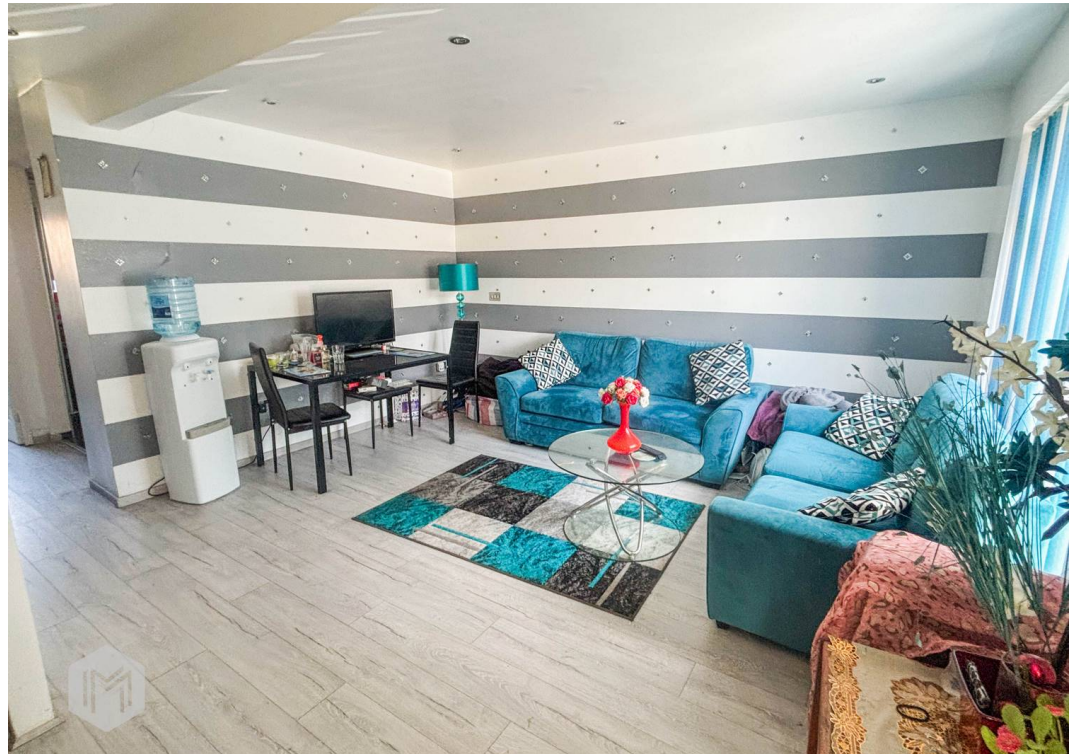
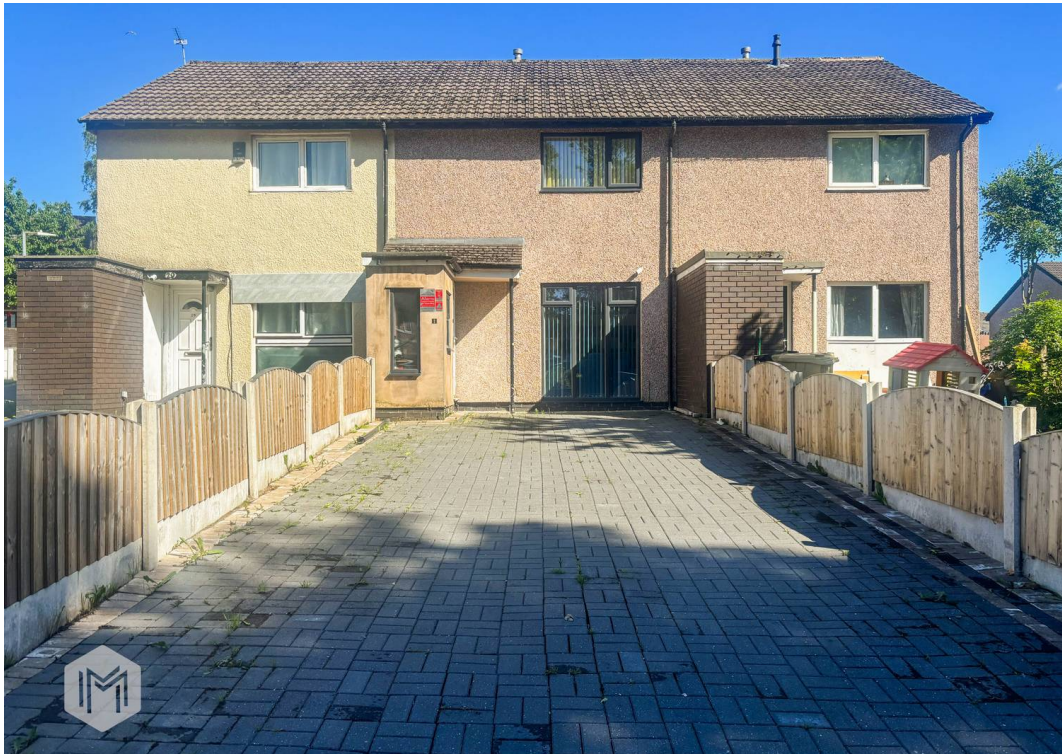
Council Tax band: A

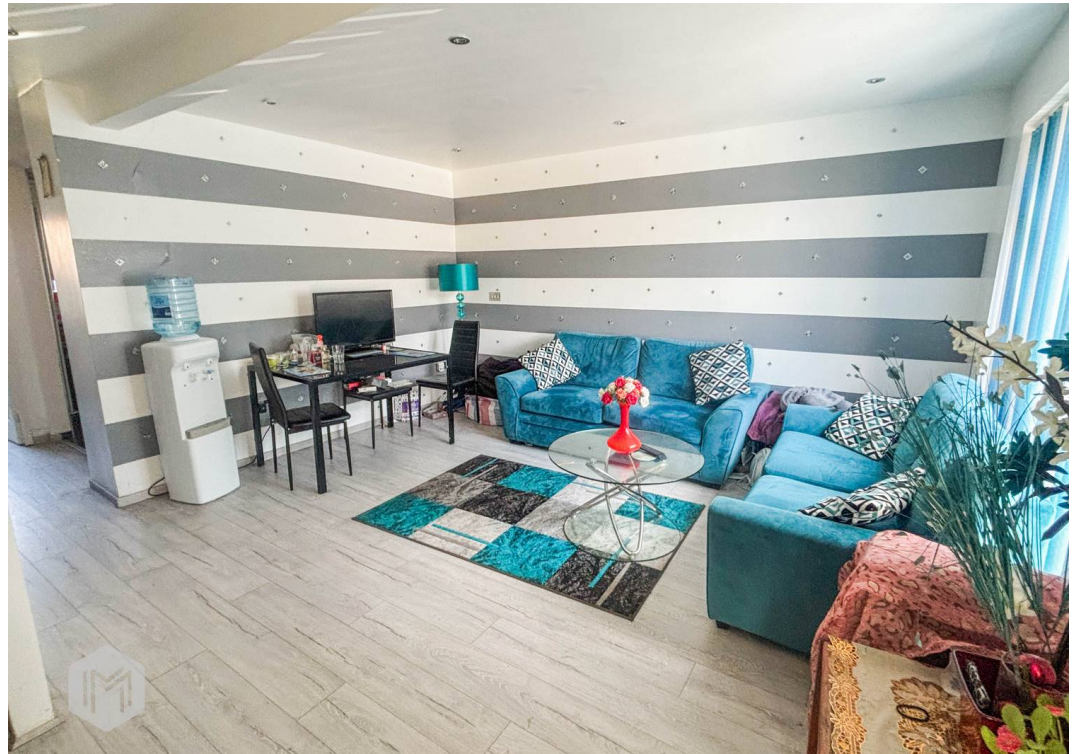
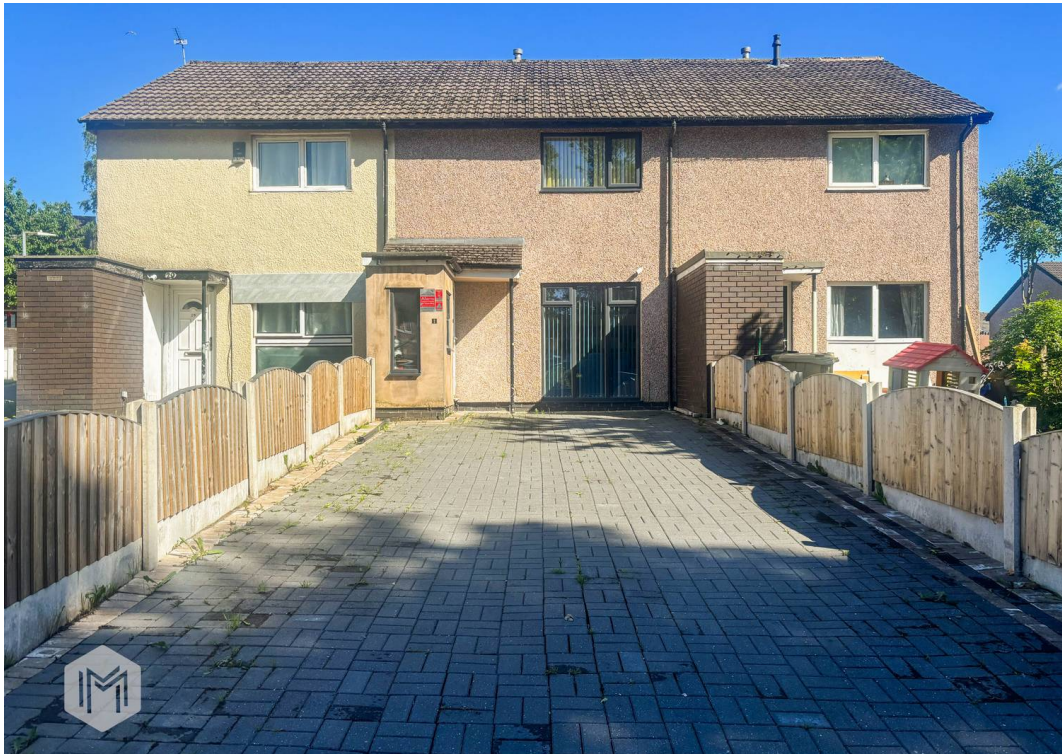
Tenure: Freehold

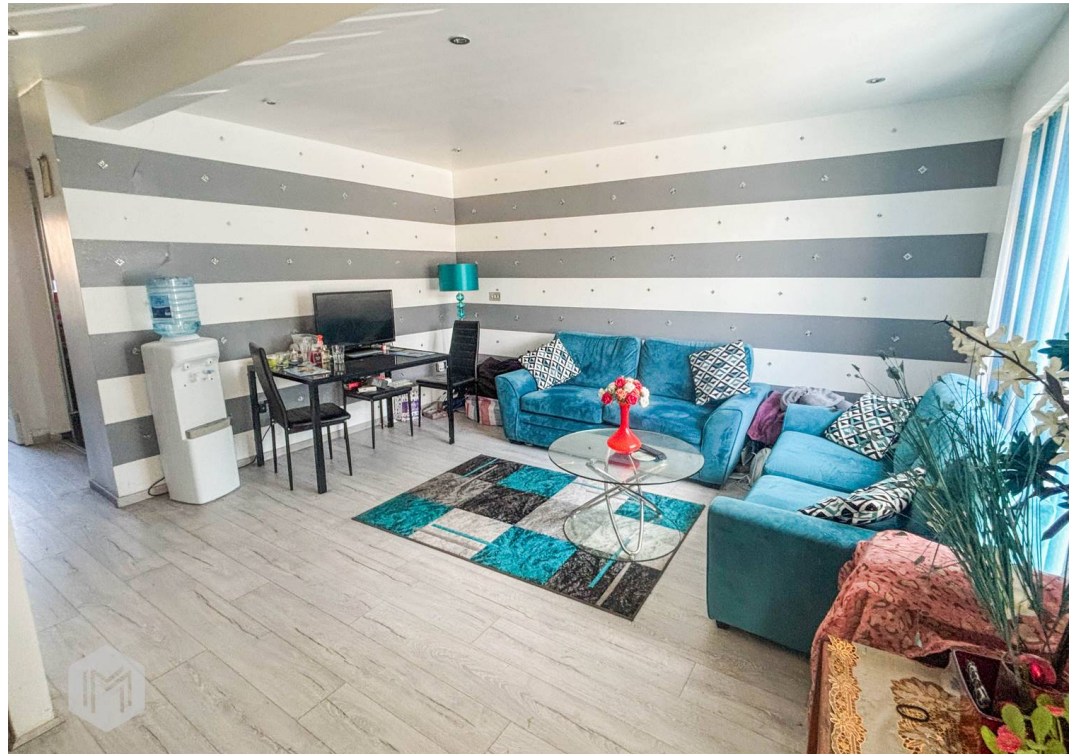
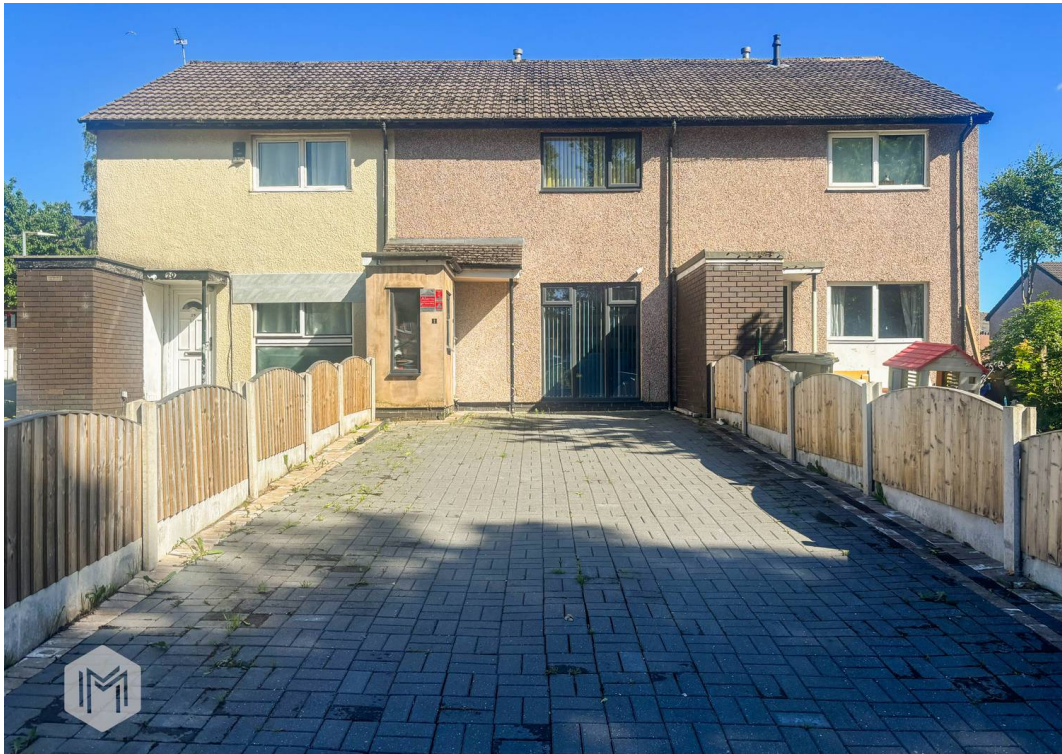
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

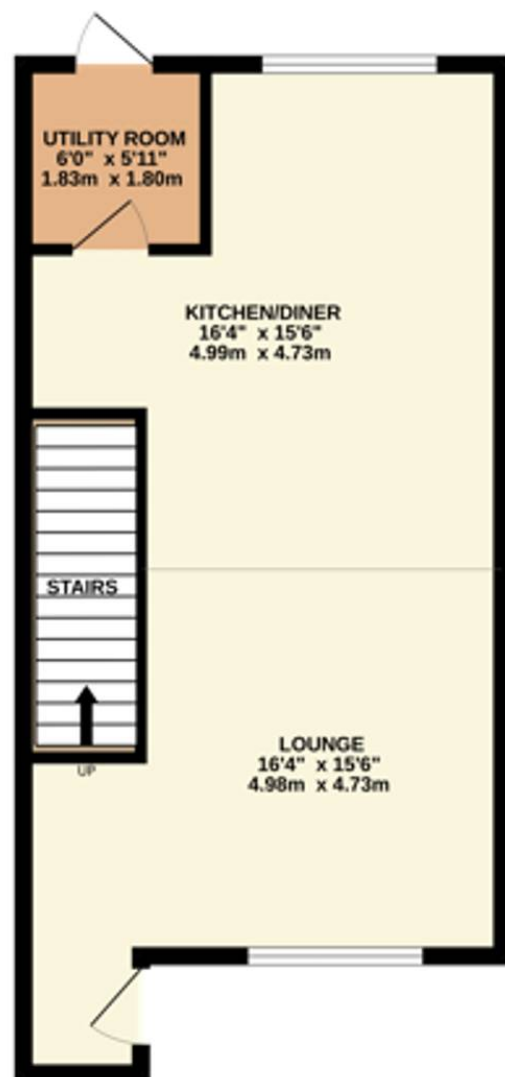




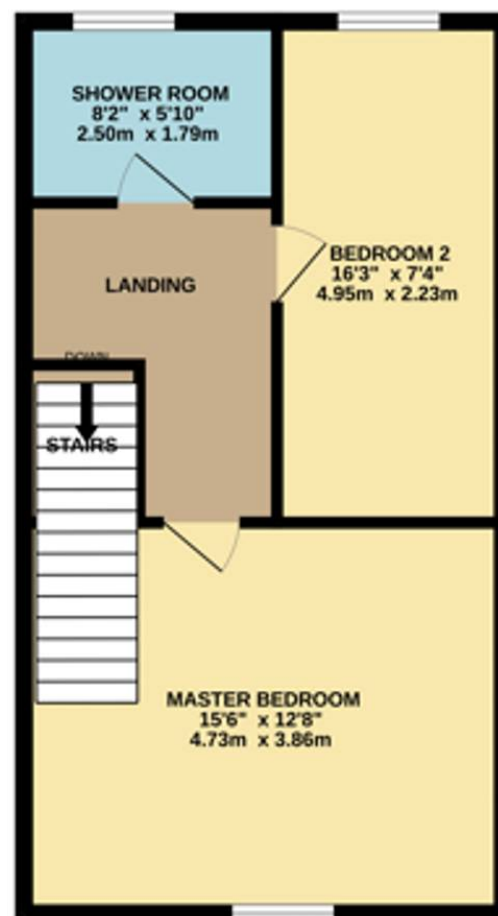




GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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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