



24 Taywood Road, Bolton

Offers in Region of £385,000

Miller Metcalfe
Every step of the way

24 Taywood Road

Bolton, Bolton

****STUNNING EXTENDED SEMI DETACHED** FULLY REFURBISHED TO THE HIGHEST OF STANDARDS REAR EXTENSION AND DORMER**** A superb fully renovated semi-detached, located within a sought after area. On the fringe of both Bolton and Westhoughton, with a number of highly regarded schools within easy reach. Our clients have implemented a meticulous programme of improvement, upgrading & enlargement and must be applauded for the success in achieving a home that not only combines the needs of modern lifestyles, but one of exceptional and unquestionable quality. This modern accommodation consists of Porch, entrance hall, guest wc, lounge with media wall. The heart of the home is located to the rear of the property encompassing the kitchen, dining room and living area. A breath-taking room with large bi folding doors, sky light to allow floods of natural light. The kitchen is a stunning design with a range of modern and stylish floor and base units, with contrasting Calcutta Quartz worktops and Island to complete this contemporary space. To the first floor there is 3 bedrooms, 2 double bedrooms and a good size single bedroom. A tiled modern bathroom suite including a bath. To the second floor there is a master suite, a good size double room with two large windows. Further benefitting from a spacious modern en-suite fully tiled 3-piece suite. Externally the property has a driveway with EV charger to the front providing off street parking with a large side area which can be used for storage. The rear garden is fully enclosed with a low maintenance astro-turfed lawn and patio area. This property must be viewed, to fully appreciate the size and quality of accommodation on offer. Call us today to arrange an appointment to attend our open house.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

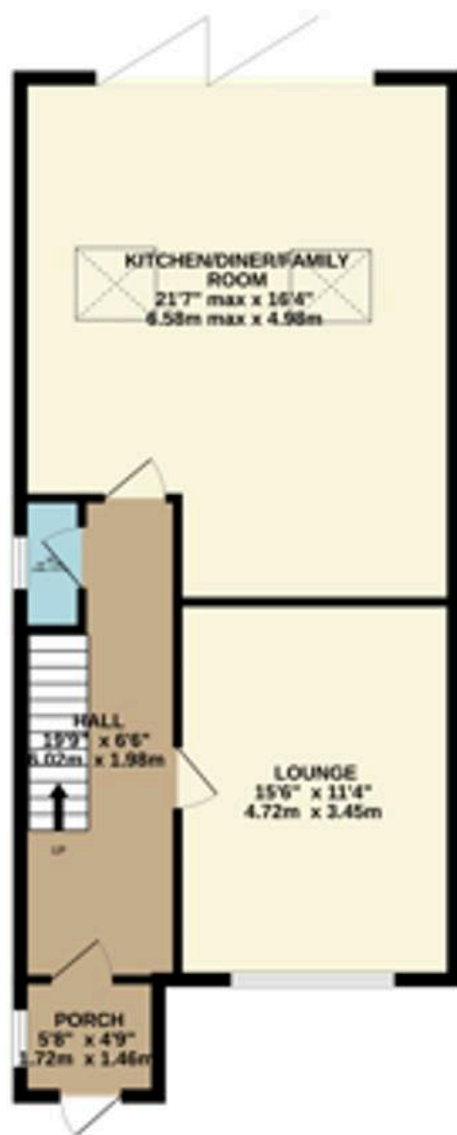




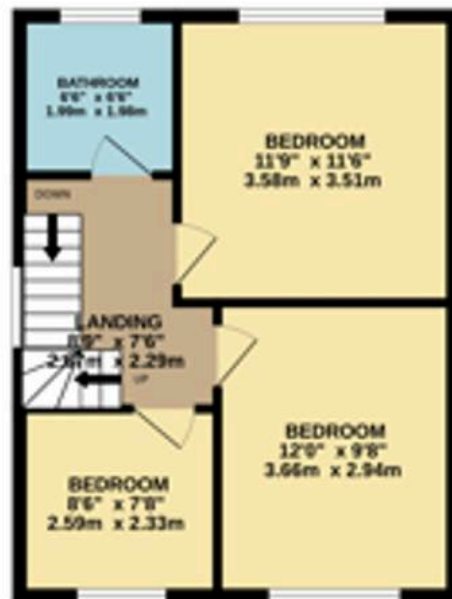




GROUND FLOOR
664 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR
269 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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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