



12 Spinning Meadow, Bolton
£210,000

Miller Metcalfe
Every step of the way

12 Spinning Meadow

Bolton, Bolton

Miller Metcalfe are now in receipt of an offer for the sum of £197,500 for 12 Spinning Meadow, Bolton, Greater Manchester, BL1 2QQ Anyone wishing to place an offer on the property should contact Miller Metcalfe, 2-10 Bradshawgate, Bolton, BL1 1DG, on 01204 535353 before exchange of contracts. **BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE AVAILABLE WITH NO CHAIN** Welcome to Spinning Meadow, a quiet and well regarded cul-de-sac located just off Chorley Old Road in Bolton. Step inside to discover a beautiful property that has been comprehensively modernised and improved. Flowing internally with a neutral and elegant twist, take advantage of two double bedrooms, a modern bathroom suite and a sensational open plan ground floor combining lounge and fitted kitchen. The house is ready to move straight into and enjoy immediately and we think it would make a perfect purchase for a growing family looking for more space. Comprising; entrance porch with a door leading to a welcoming lounge which flows elegantly into a kitchen/dining area with a combination of base and eye level kitchen units. Take the glass bespoke staircase to the first floor and you'll find two generous bedrooms (previously three) plus a modern bathroom suite. Externally there's garden to both sides, a single driveway plus a garage.

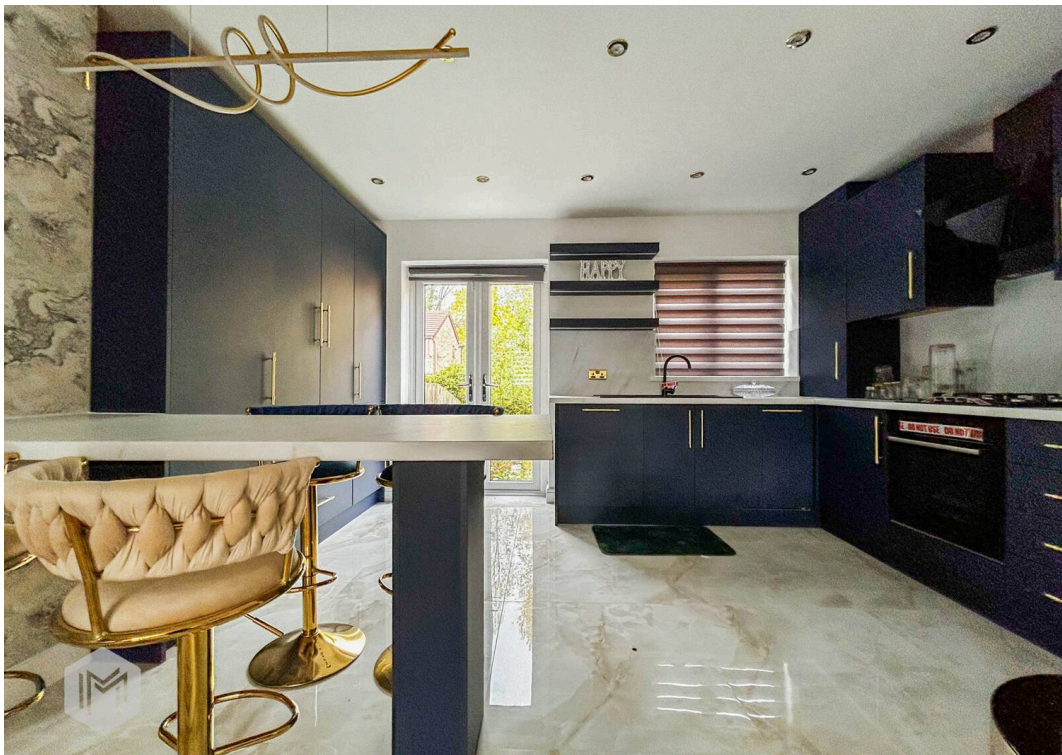
Council Tax band: B

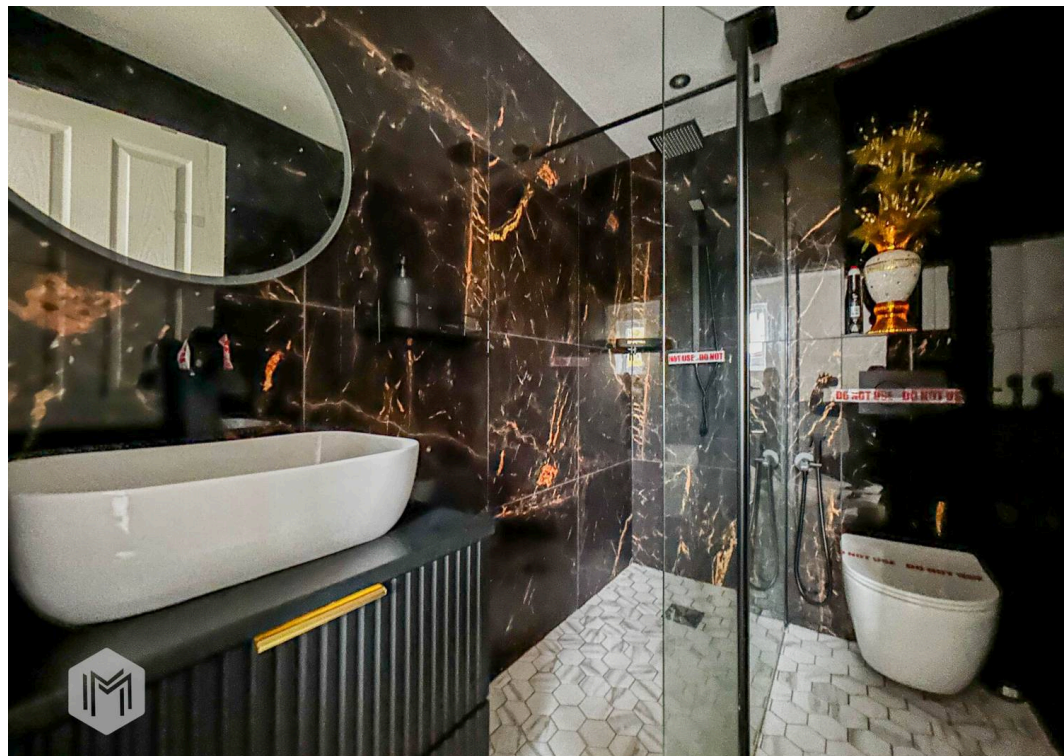
Tenure: Leasehold

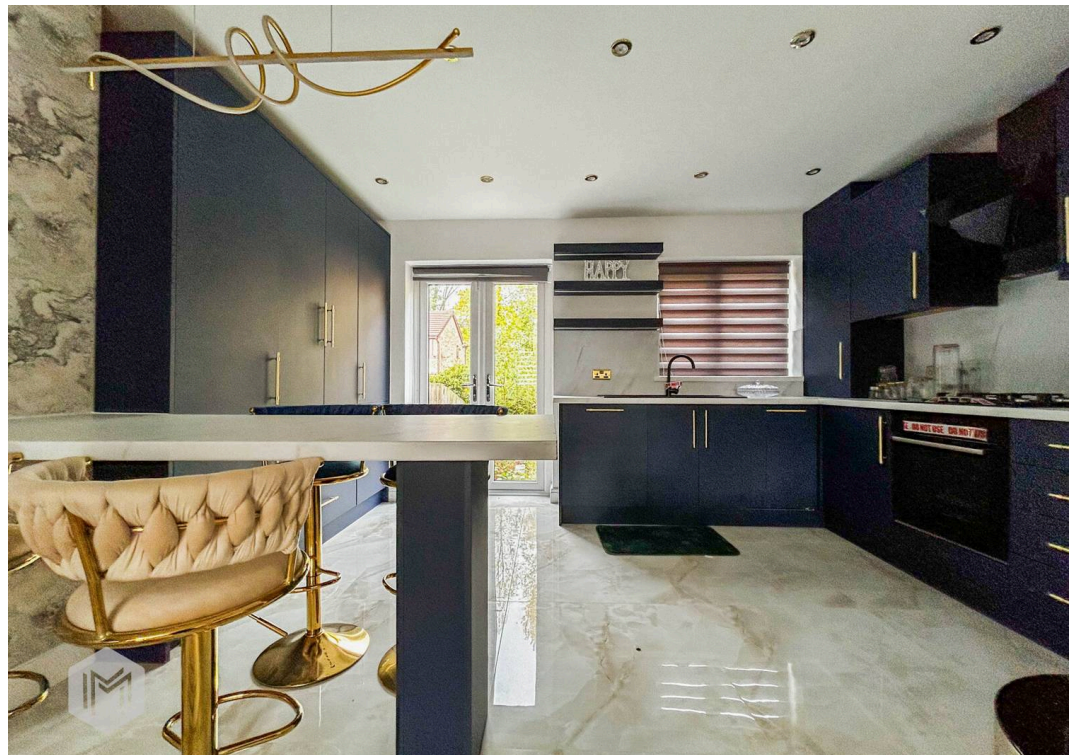
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

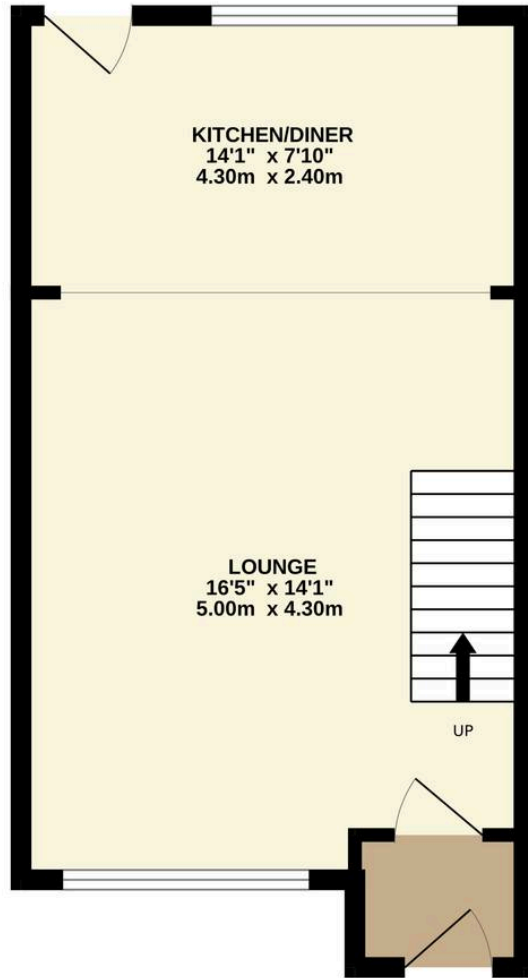




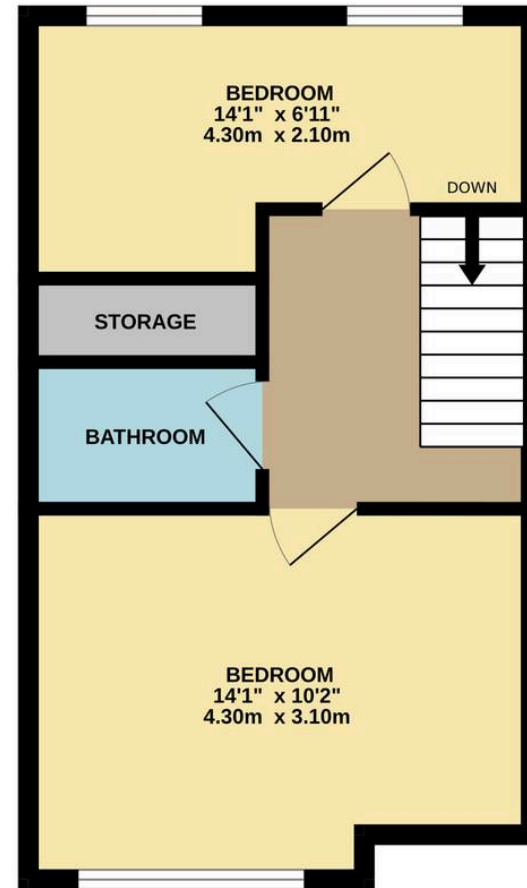




GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 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 - Bolton

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