



Moffat Close, Bolton
£200,000

Miller Metcalfe
Every step of the way

2 Moffat Close

Bolton

Offered with no onward chain, this well-presented three-bedroom semi-detached home is ideally situated in a popular and sought-after residential location, making it an excellent opportunity for families and professionals alike. The property welcomes you with a bright and spacious entrance hallway, which leads to a generous lounge/dining room featuring a large front-facing window that fills the space with natural light, creating a warm and inviting atmosphere. The kitchen is fitted with a range of base and wall units, providing ample storage and worktop space for meal preparation. A convenient downstairs W.C. adds to the practicality of the ground floor layout. Upstairs, you will find three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for use as sleeping quarters, a home office, or a hobby room to suit your lifestyle. The family bathroom is fitted with a three-piece suite and neutral tiling, ensuring a clean and contemporary finish. Additional features include a single garage, which provides secure off-street parking or valuable storage space, and gas central heating throughout the home, ensuring year-round comfort. The property is positioned within easy reach of local amenities, reputable schools, and excellent transport links, making daily commuting and access to essential services straightforward and convenient. With its spacious interiors, practical layout, and desirable location, this property represents a superb opportunity for buyers seeking a comfortable and well-maintained home without the complications of an onward chain. Early viewing is highly recommended to fully appreciate the quality and potential on offer.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

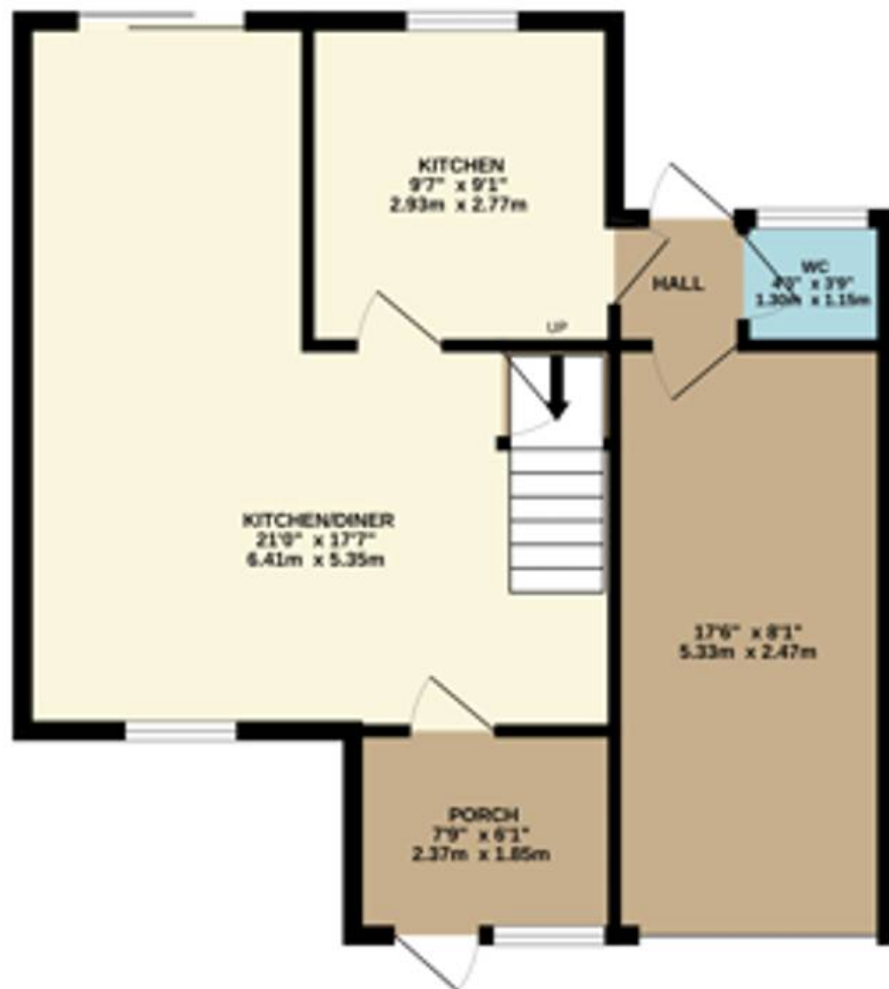
EPC Environmental Impact Rating:



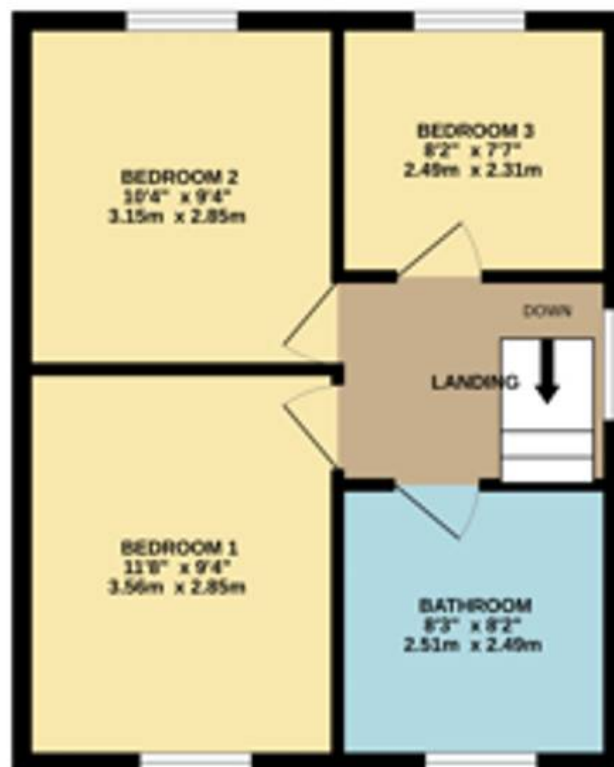




GROUND FLOOR
599 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 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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