



90 Burnmoor Road, Bolton

Offers Over £190,000

Miller Metcalfe
Every step of the way

90 Burnmoor Road

Bolton

This delightful two-bedroom semi-detached bungalow is offered for sale freehold and is set within a highly sought-after cul de sac location, providing a peaceful and friendly residential environment. Upon entering the property, you are greeted by a spacious and welcoming hallway that leads into a generously proportioned living room, which is filled with natural light from large windows and offers a comfortable space for relaxing or entertaining guests. The modern fitted kitchen features ample storage and worktop space, with integrated appliances and a practical layout. Both bedrooms are well-sized, with the principal bedroom benefiting from a pleasant outlook, while the second bedroom offers flexibility for use as a guest room, home office, or additional living space. The contemporary bathroom is finished to a high standard, with quality fixtures and fittings, including a modern suite and stylish tiling. The property also benefits from fitted solar panels, providing energy efficiency and helping to reduce running costs for the new owner. Additional features include gas central heating, double glazing throughout, and ample storage solutions, ensuring the property is both comfortable and practical for every-day living. The bungalow stands on a generous plot, with a private driveway to the side, offering convenient off-road parking for multiple vehicles (ideal for those with visiting family or guests). The location is ideal for buyers seeking a quiet yet accessible setting, with local amenities, shops, and transport links all within easy reach, making it perfect for downsizers, retirees, or anyone looking for single-level living. This home represents a rare opportunity to acquire a well-maintained and energy-efficient bungalow in a popular residential area, ready for immediate occupation and offering scope for personalisation to suit individual tastes. Early viewing is highly recommended to fully appreciate the quality and potential of this charming property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

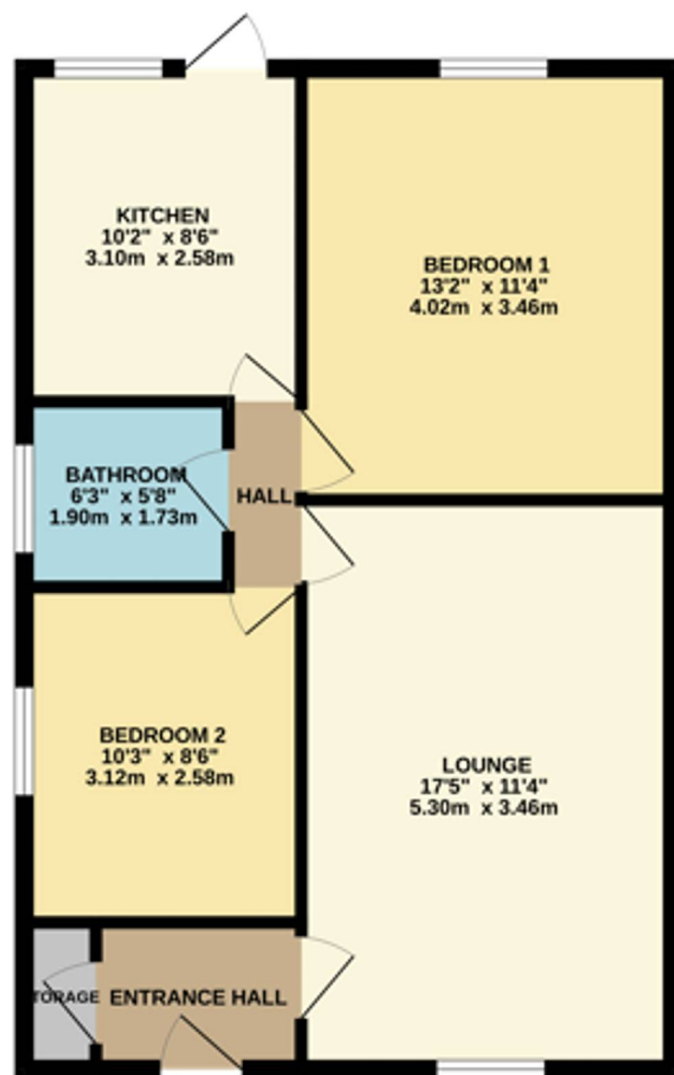








GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 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 misstatement. 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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