



Brook House Close, Bolton

Offers Over £230,000

Miller Metcalfe
Every step of the way

Brook House Close

Bolton

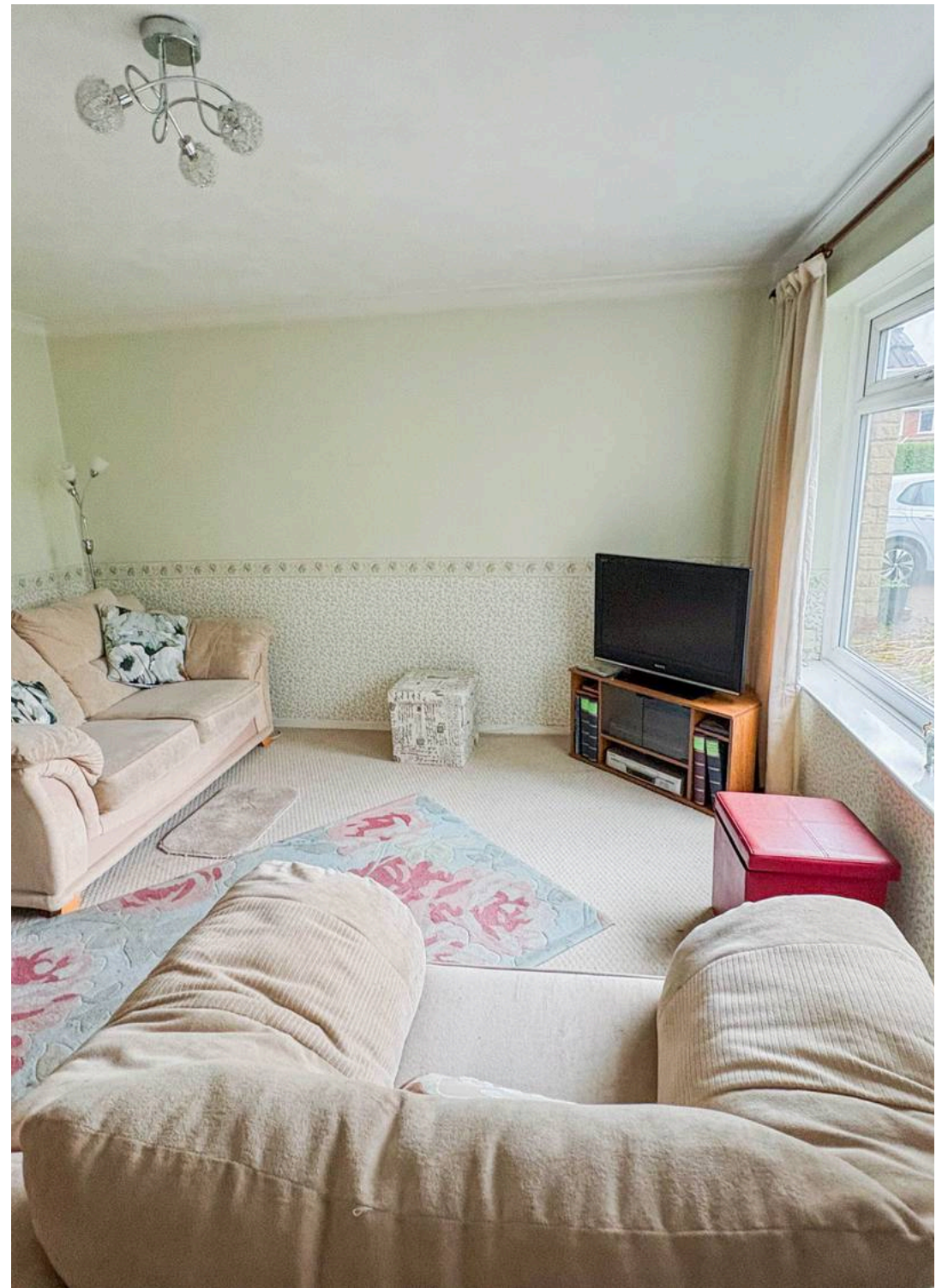
Presented to the market with no onward chain, this well-proportioned three-bedroom semi-detached house offers an excellent opportunity for families and professionals seeking a spacious and versatile home in a popular and convenient location. Set on a prominent corner plot, the property boasts a generous internal layout that is both functional and inviting. Upon entering, you are welcomed into a bright and airy entrance hall that leads to a well-sized living room, perfect for relaxing or entertaining guests. The adjoining dining area provides ample space for family meals and gatherings, while the thoughtfully designed kitchen features practical storage and work surfaces, catering to the needs of a modern household. Upstairs, the property comprises three comfortable bedrooms, each benefitting from natural light and flexible in their use, whether as sleeping accommodation, a home office or a hobby room. The family bathroom is well-appointed, offering both a bath and shower facilities to suit all preferences. Additional features include gas central heating and double glazing throughout plus a fully boarded loft for extra storage. The property also benefits from a driveway providing off-road parking, a valuable asset for households with multiple vehicles or visitors. Located within easy reach of local amenities, reputable schools and excellent transport links, this home is ideally situated for those looking to balance suburban tranquillity with convenient access to daily essentials. The surrounding area is well-regarded for its community spirit and offers a safe and welcoming environment for families of all ages. With its generous proportions, practical layout and scope for personalisation, this property represents a rare opportunity to secure a long-term family home in a sought-after setting. Early viewing is highly recommended to fully appreciate the space and potential this delightful home has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

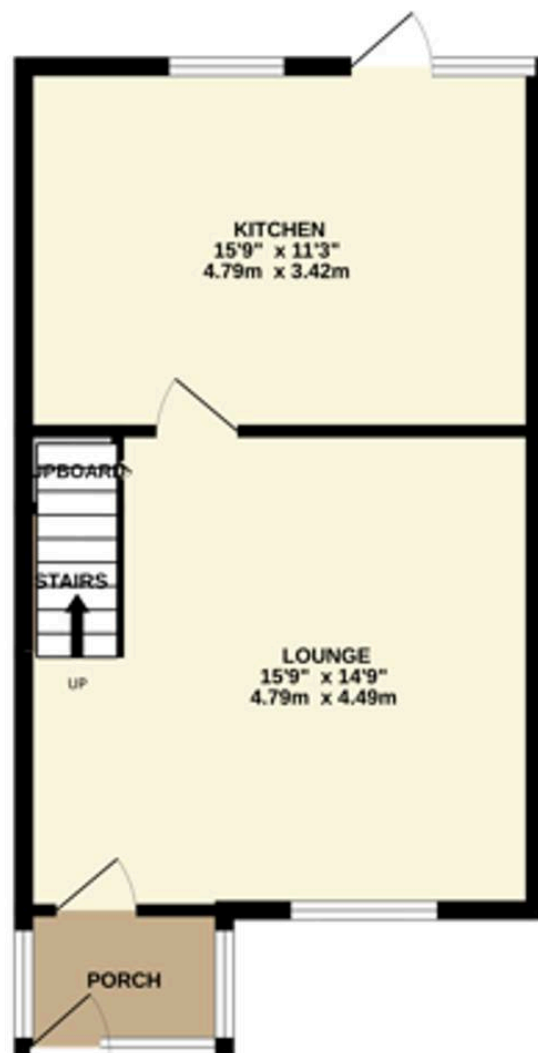




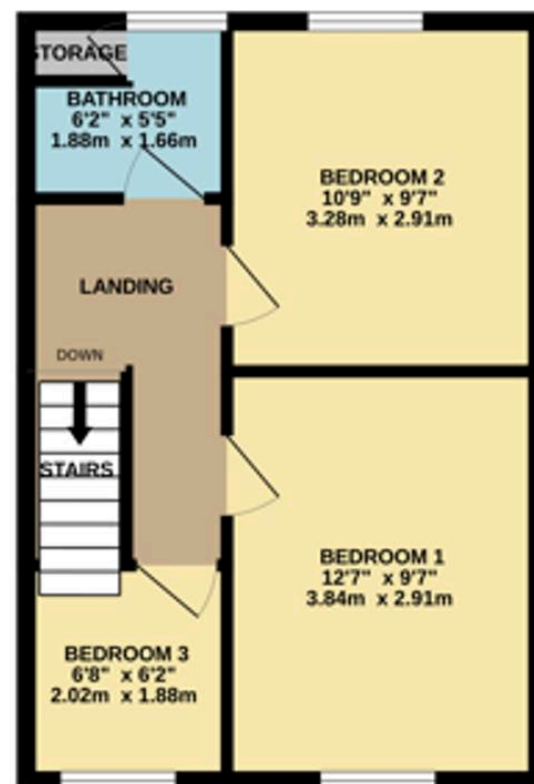




GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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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