



3 Mendip Close, Bolton

Offers Over £280,000

Miller Metcalfe
Every step of the way

3 Mendip Close

Bolton

This beautifully presented three bedroom semi-detached house is situated in a highly sought after cul de sac, offering an ideal setting for families and professionals alike. The property is freehold and has been thoughtfully maintained throughout, creating a welcoming and comfortable atmosphere from the moment you step inside. The entrance hallway leads to a spacious and inviting lounge with media wall, electric fireplace with remote control and understairs storage, perfect for relaxing or entertaining guests. The modern dining kitchen is fitted with a range of contemporary units, breakfast bar, integrated appliances, and practical work surfaces, ensuring both style and functionality ample space for family meals or social gatherings. Upstairs, there are three well-proportioned bedrooms, each offering plenty of natural light and flexible accommodation options, whether you require guest rooms, home office space, or children's bedrooms. The family bathroom is finished to a high standard, featuring a modern suite and quality fittings. Additional benefits include gas central heating, double glazing throughout, and plenty of storage solutions to help keep the home organised and clutter free. The property also boasts a double driveway, providing off road parking for multiple vehicles, as well as a garage which offers further parking or useful storage space. There is a well-maintained garden to the rear which is part AstroTurf and part porcelain tiled there is also a decked seating area and double gates to the side. Located in a quiet and established residential area, the house is within easy reach of local amenities, reputable schools, and excellent transport links, making it an ideal choice for commuters or those seeking convenience without compromising on peace and privacy. This home is ready to move into and offers the perfect blend of comfort, practicality, and style, making it an excellent opportunity for buyers looking to settle in a popular and well-connected neighbourhood. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Council Tax band: B

Tenure: Freehold

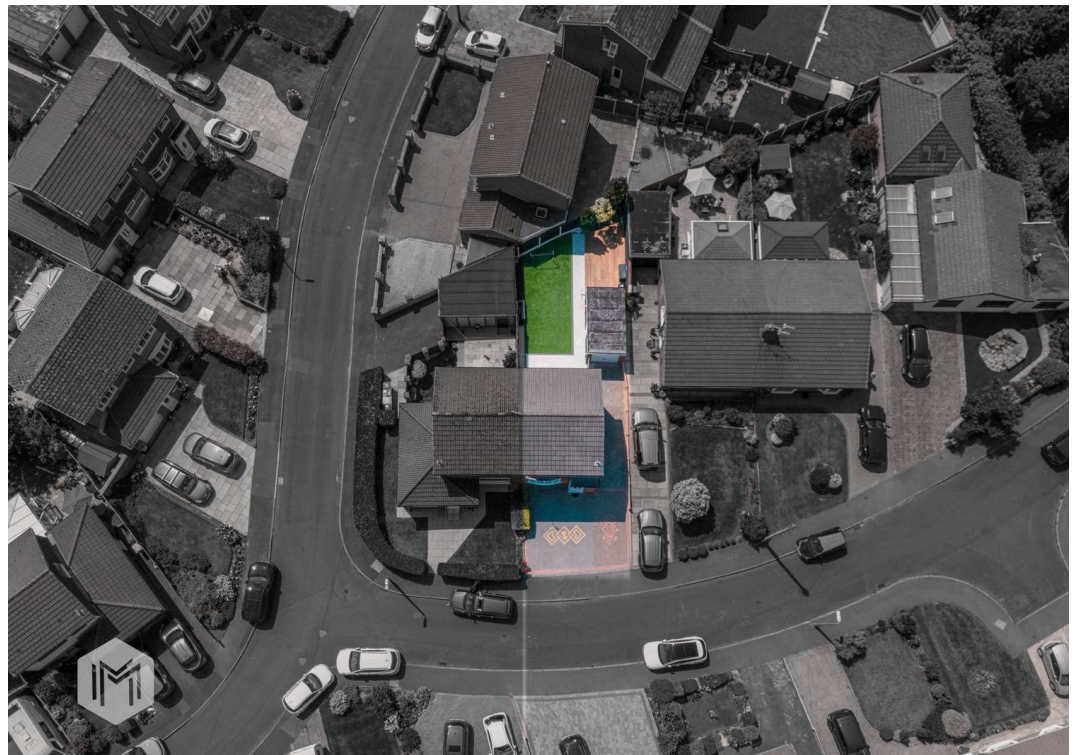
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

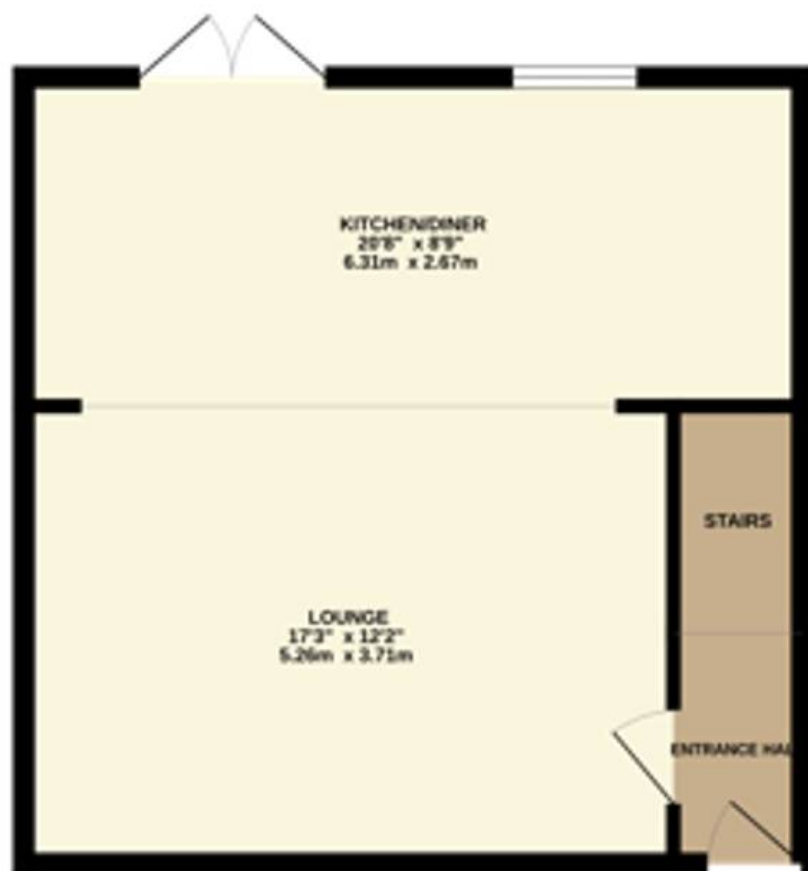




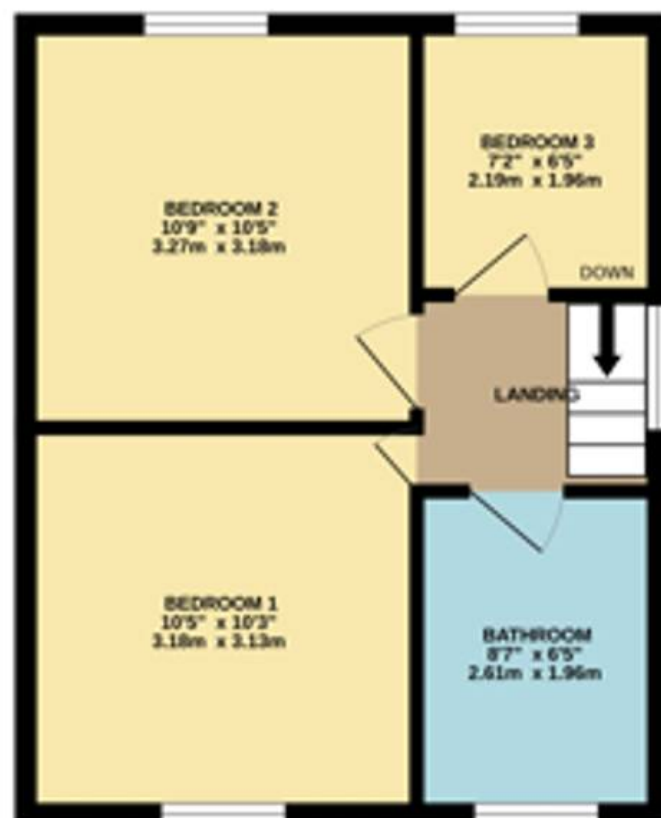




GROUND FLOOR
422 sq. ft. (40.2 sq. m.) approx.



1ST FLOOR
254 sq. ft. (22.9 sq. m.) approx.



TOTAL FLOOR AREA: 787 sq. ft. (73.1 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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