



Bardsley Close, Bolton
£350,000

Miller Metcalfe
Every step of the way

12 Bardsley Close

Bolton

Situated in a popular cul de sac location, this impressive and well-presented freehold property offers an ideal setting for family living. The home has been thoughtfully extended to the rear, creating generous and versatile living accommodation that caters perfectly to modern lifestyles. Upon entering, you are greeted by a welcoming hallway that leads to spacious living areas, including a bright lounge and a well-proportioned dining room. The kitchen is fitted with a range of contemporary units and provides ample workspace for keen cooks. Bright conservatory and an office for home working. Upstairs, the property boasts four good sized bedrooms master with an en-suite shower room each offering comfortable and peaceful retreats for all family members. The bathroom is stylishly appointed, featuring modern fixtures and fittings. This property is perfect for those seeking a spacious family home in a sought after and peaceful residential area.

Externally, the property benefits from a driveway that provides valuable off road parking for multiple vehicles. The front garden is attractively landscaped, creating excellent kerb appeal and a welcoming first impression. To the rear, the lovely garden offers a private and tranquil space for relaxation and entertaining, with well-maintained lawns and established borders (ideal for children to play or for hosting summer gatherings). There is ample space for outdoor furniture, and the garden enjoys a pleasant outlook, making it a perfect spot for al fresco dining. The outside space is both practical and appealing, offering a seamless extension of the living accommodation and enhancing the overall appeal of this delightful family home. With its combination of generous indoor and outdoor space, this property is a rare find and an opportunity not to be missed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

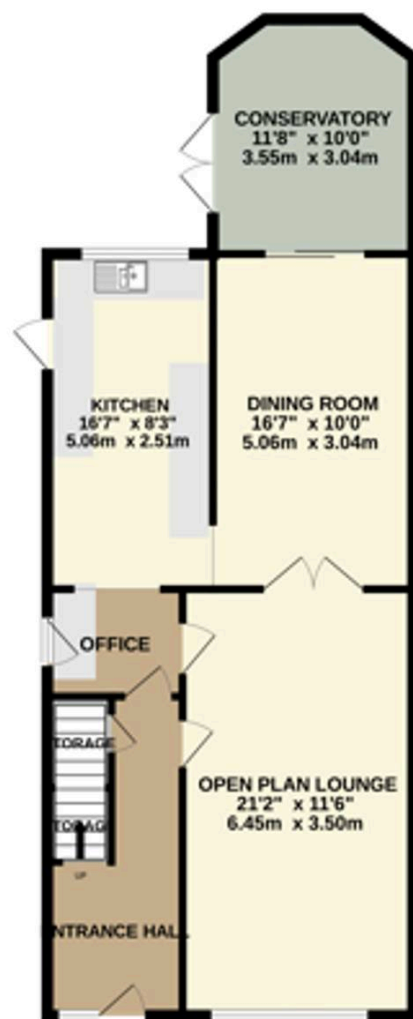




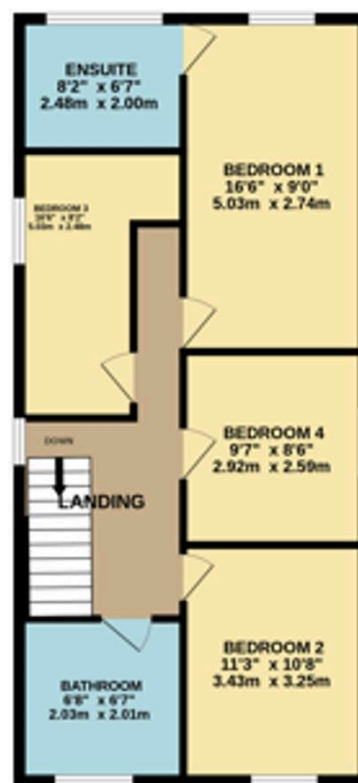




GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1446 sq.ft. (134.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, 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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