



9 Riding Gate Mews, Bolton
£299,500

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Every step of the way

9 Riding Gate Mews

Bolton

Introducing Riding Gate Mews this three-bedroom link-detached home is being welcomed to the market, situated in a very popular cull de sac location.

The property would be ideally suited to a growing family.

The accommodation comprises of a welcoming entrance hallway with a utility storage area , lounge/dining room with French double doors opening on to the rear gardens, fitted kitchen with complementary worksurfaces built in appliances including an electric hob and an electric double oven, downstairs wc fitted with a two-piece suite.

Rising to the first floor there are three good sized bedrooms, one with an ensuite bathroom and a family bathroom fitted with a three-piece suite.

Externally the property has a driveway to the front with a low maintenance garden. A link single garage with an up and over door power and lighting and to the rear is a lawned garden with flower borders and a part paved seating area it is perfect for relaxing in the summer months and is not overlooked.

Located within easy reach of local amenities, schools, and transport links, this property offers a fantastic opportunity to own a home in a desirable location. Don't miss out on the chance to make this property your own. Contact us today to arrange a viewing.

Council Tax band: E

Tenure: Leasehold

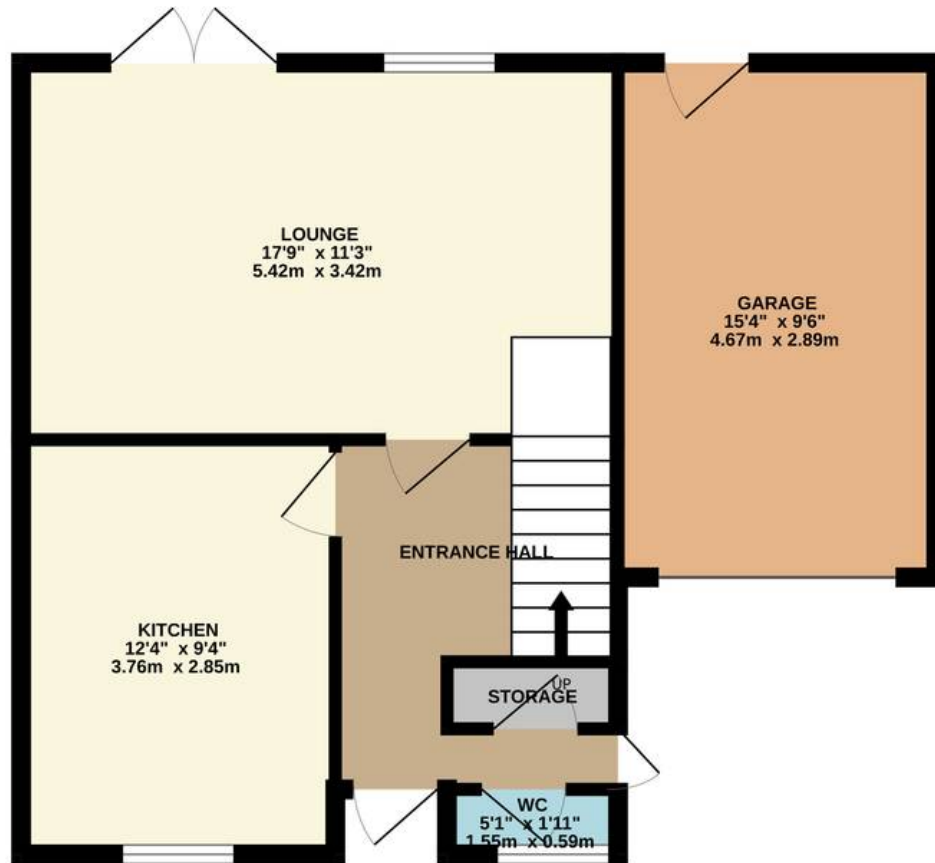
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

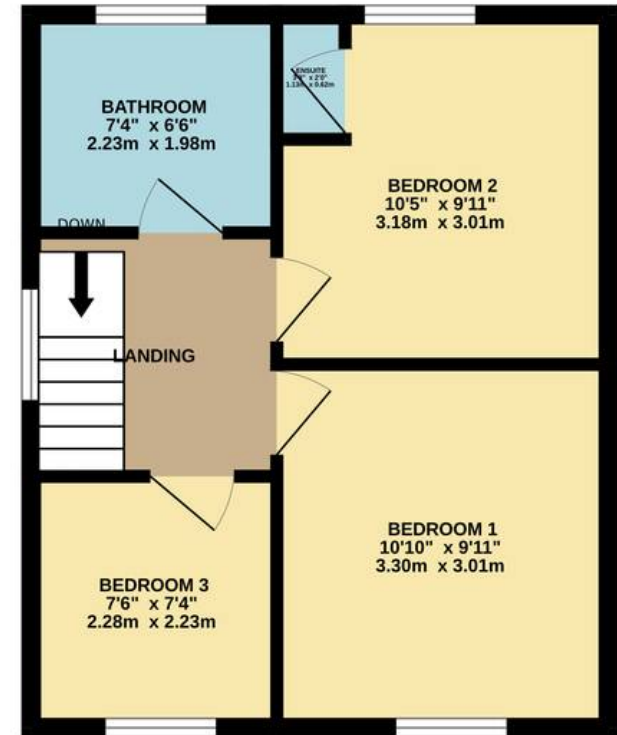




GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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