



Abingdon Road, Bolton
£190,000

Miller Metcalfe
Every step of the way

21 Abingdon Road

Bolton

This beautifully presented three-bedroom mid-terraced house offers the perfect blend of style, comfort, and practicality, making it an ideal family home. Set in a popular location, the property boasts good-sized accommodation throughout, with a thoughtful layout that maximises both space and natural light. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room with a bay window to the front aspect, perfect for relaxing or entertaining guests. The modern kitchen is fitted with contemporary units and quality appliances, providing ample storage and workspace for family meals. Adjacent to the kitchen, a bright dining area overlooks the rear yard, creating a seamless flow between indoor and outdoor living. Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for use as bedrooms, a home office, or a nursery. The stylish family shower room is finished to a high standard, featuring modern fixtures and fittings.

Outside, the property benefits from a private rear yard (ideal for children to play or for hosting summer gatherings), with a patio area, perfect for outdoor dining and relaxation. The yard is enclosed offering a safe and secure environment for families and pets. To the front, there is a low-maintenance garden area that enhances the property's kerb appeal. The location provides easy access to local amenities, reputable schools, and public transport links, making it a practical choice for commuters and families alike. With its attractive presentation, spacious accommodation, and excellent outside space, this property is sure to appeal to a wide range of buyers seeking a comfortable and convenient family home in a sought-after area. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

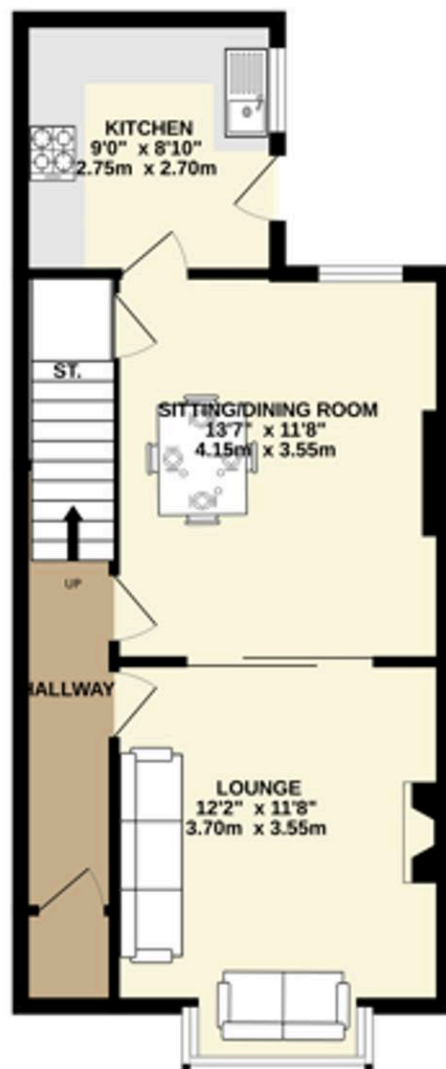




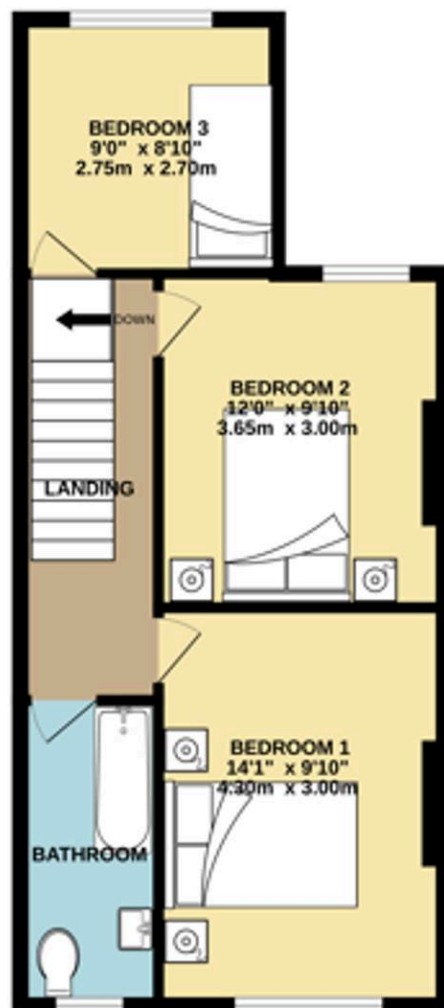




GROUND FLOOR
476 sq ft. (44.2 sq m.) approx.



1ST FLOOR
422 sq ft. (41.2 sq m.) approx.



TOTAL FLOOR AREA: 942 sq ft. (87.5 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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