



31 Whiteoak View, Bolton

In Excess of £320,000

Miller Metcalfe
Every step of the way

31 Whiteoak View

Bolton, Bolton

Extended family home occupying a corner plot on the ever-popular Whiteoak View, a quiet cul-de-sac within the sought-after Darcy Lever area of Bolton, the location is perfect for families. Excellent schools, Leverhulme Park, shops, supermarkets and a range of leisure facilities are all within easy reach, ensuring convenience and a great community feel. Internal viewing advised to appreciate the size and flexibility of accommodation on offer. Accommodation briefly comprising entrance hallway with stairs to the first floor, guest wc, lounge which overlooks the front and rear garden, fitted kitchen which opens to a large dining area and conservatory. Rising to the first floor are four bedrooms with en suite shower room to the master bedroom and a modern three piece family bathroom. Outside the property sits on a generous plot with a lawned garden to the front with a driveway, the garage has been converted to a room and is currently being used as a home office. The rear garden is mainly laid to lawn with a flagged patio area and a side area with hot tub.

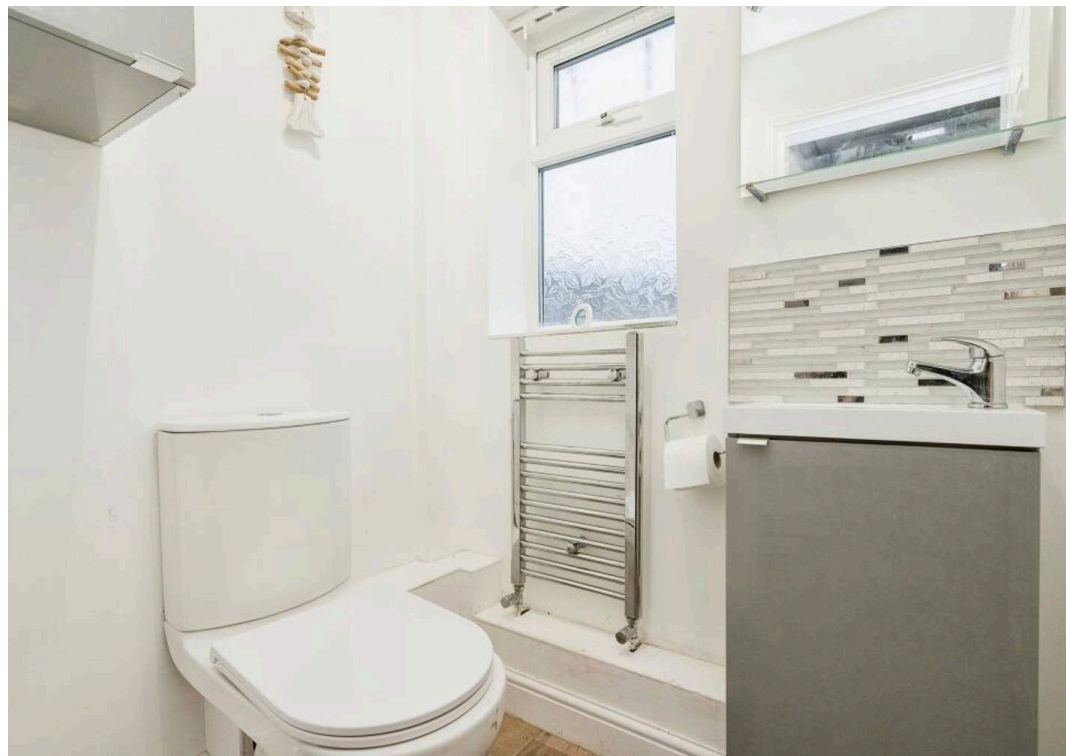
Council Tax band: C

Tenure: Freehold

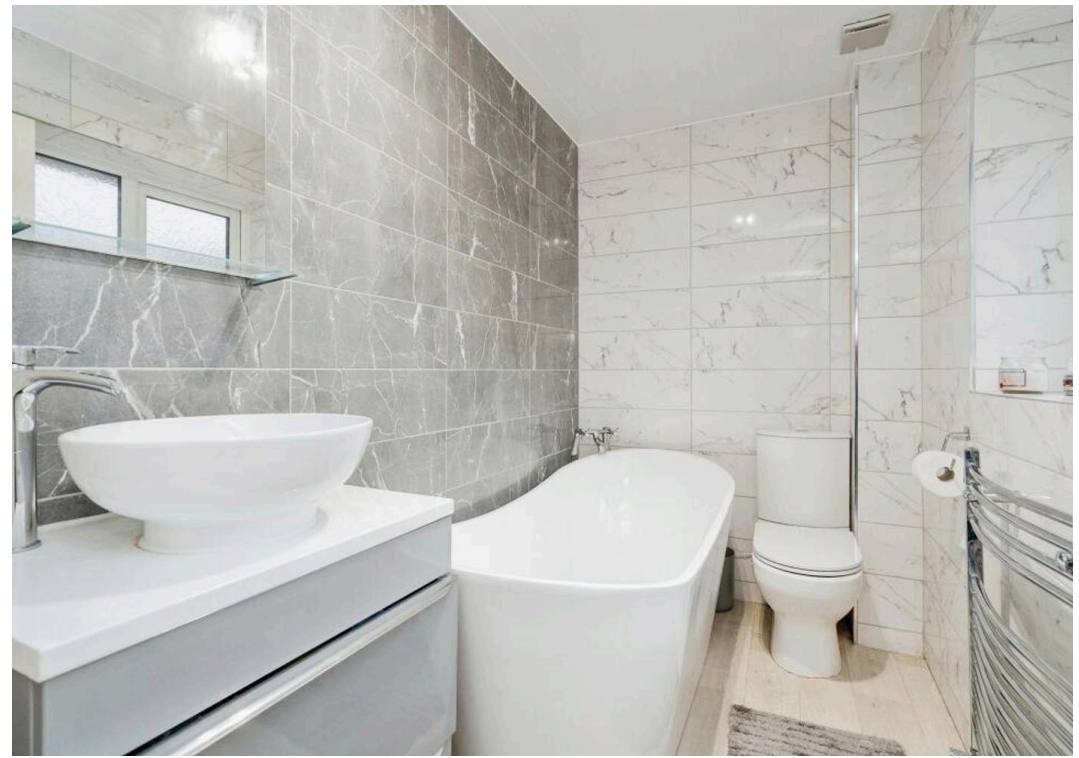
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







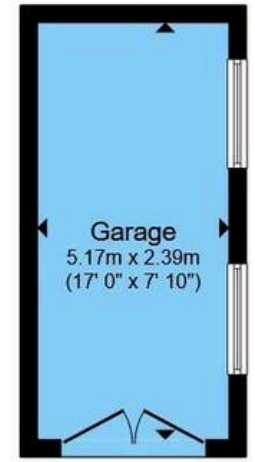




Ground Floor



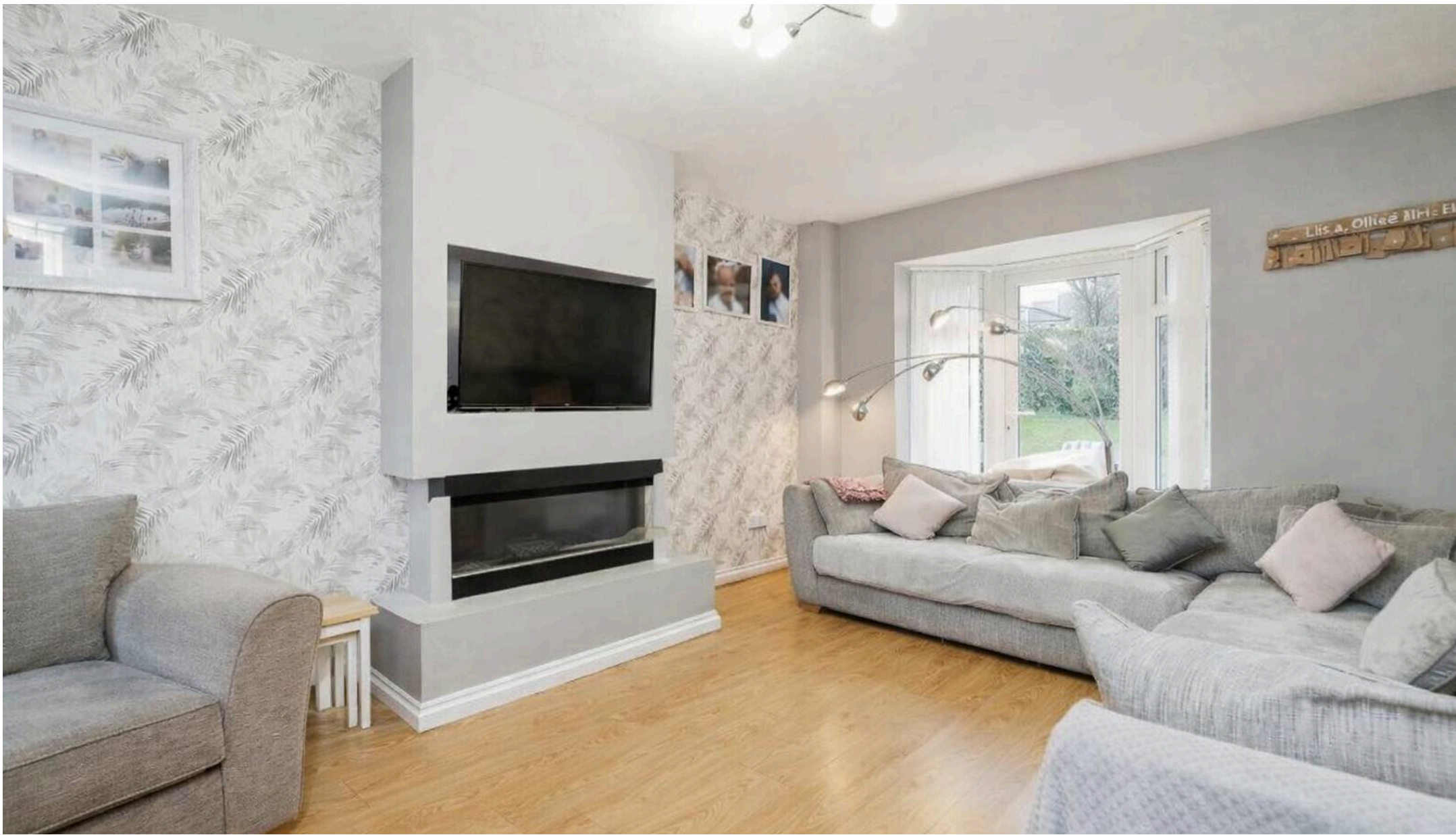
First Floor



Garage

Total floor area 127.2 m² (1,369 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Bolton

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