



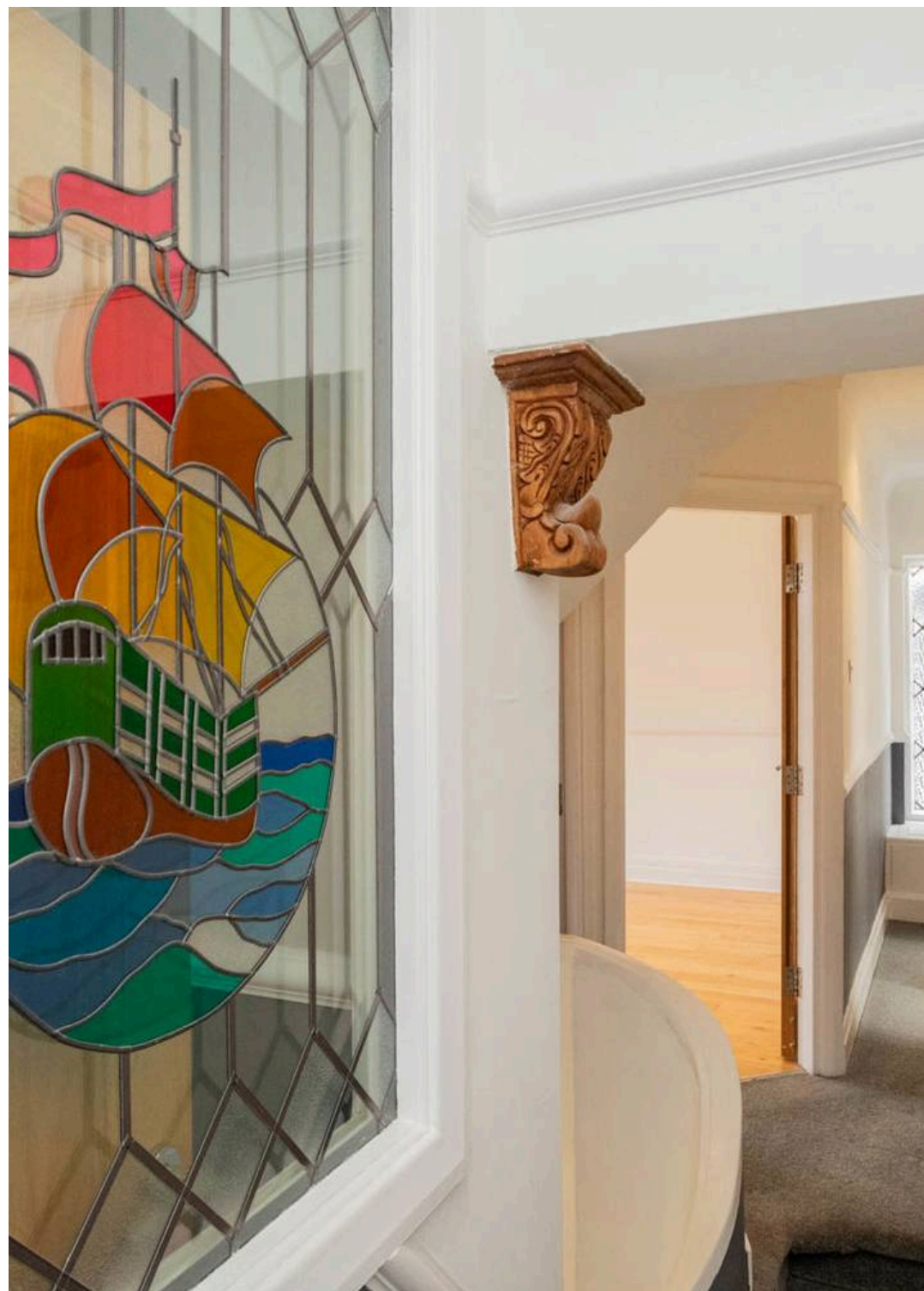
353 Moss Bank Way, Bolton  
£575,000

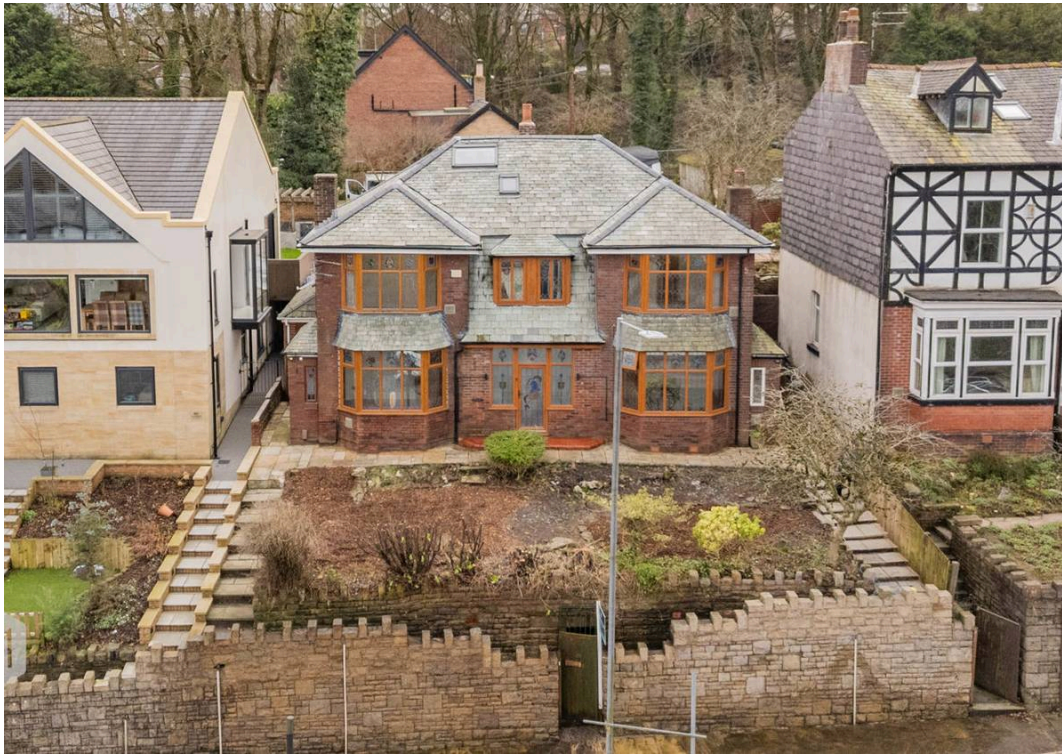
**Miller Metcalfe**  
*Every step of the way*

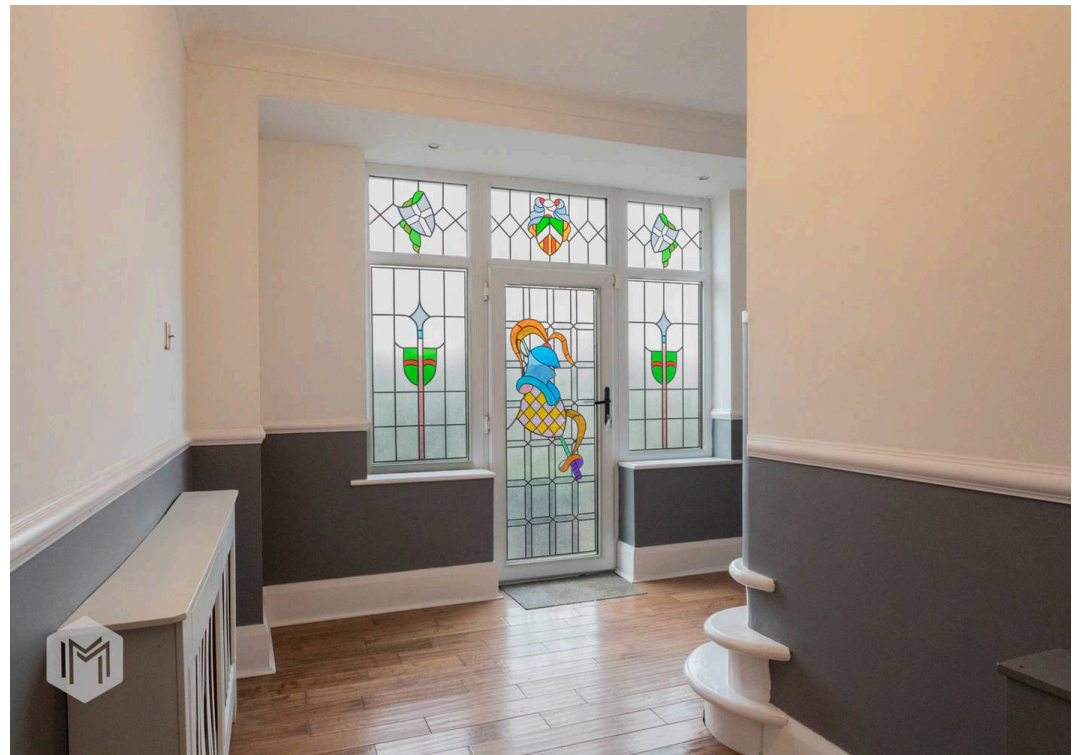
## 353 Moss Bank Way

Bolton, Bolton

Impressive Elevated Detached Family Home | Six Bedrooms | Approx. 2,900 sq ft | Landscaped Gardens | Detached Garage & Driveway Parking Occupying a superb elevated position overlooking Moss Bank Way, with access via Harpers Lane in the ever-popular area of Smithills, 353 Moss Bank Way is a striking and substantial detached home offering exceptional privacy, impressive living space and outstanding family accommodation. Extending to approximately 2,900 square feet, this six-bedroom, two-bathroom residence provides a rare opportunity to acquire a home of such scale in this highly regarded location. The property has recently undergone a significant programme of improvements, meaning it is beautifully presented throughout and ready for its next owners to move straight in and enjoy. Its elevated setting enhances the sense of privacy while still being conveniently placed for well-regarded schooling, local amenities and excellent transport links. Internally, the home is perfectly suited to modern family living, offering generous and versatile accommodation.









GROUND FLOOR  
1163 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR  
843 sq.ft. (78.3 sq.m.) approx.

2ND FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 2311 sq.ft. (214.7 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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