



The Hall Coppice, Egerton

Offers Over £400,000

Miller Metcalfe
Every step of the way

91 The Hall Coppice

Egerton, Bolton

Presenting this impressive four bedroom detached house, ideally situated in a popular and sought-after location, offering spacious and versatile accommodation perfectly suited to modern family living. Upon entering the property, you are welcomed by a generous entrance hallway that leads into a bright and airy lounge with gas fireplace with remote control and double doors to the kitchen it provides a comfortable space for relaxation and entertaining guests. The heart of the home is the open plan dining kitchen, thoughtfully designed to create a sociable environment and has patio doors leading out to the rear garden featuring contemporary units, integrated appliances, and ample space for both dining and casual seating. There is a practical utility room (ideal for laundry and additional storage) which is in the garage, enhancing the overall functionality of the living space. Bedroom four is to the ground floor level and adjacent to the downstairs w.c. Upstairs, the property boasts three well-proportioned bedrooms the back bedroom having views over Winter Hill. There is a shower room each offering plenty of natural light and flexibility to accommodate family members, guests, or a home office if desired. Additional features include gas central heating, double glazing throughout, and a welcoming décor that combines neutral tones with tasteful finishes, ensuring the property is ready to move into. The house also benefits from a private driveway, providing off-road parking for multiple vehicles, as well as an integral garage that offers further parking or valuable storage options. There are lovely gardens to the front and rear which is part astro-turfed with a decked seating area to enjoy the summer months the garden is south facing and is not over looked and backs onto Woodland. Located within easy reach of local amenities, reputable schools, and excellent transport links, this home is perfectly positioned for both convenience and a vibrant lifestyle. Whether you are looking for a peaceful retreat or a base for a growing family, this property offers a rare opportunity to secure a spacious and well-presented home in a highly desirable area. Early viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer.

Council Tax band: D

Tenure: Leasehold

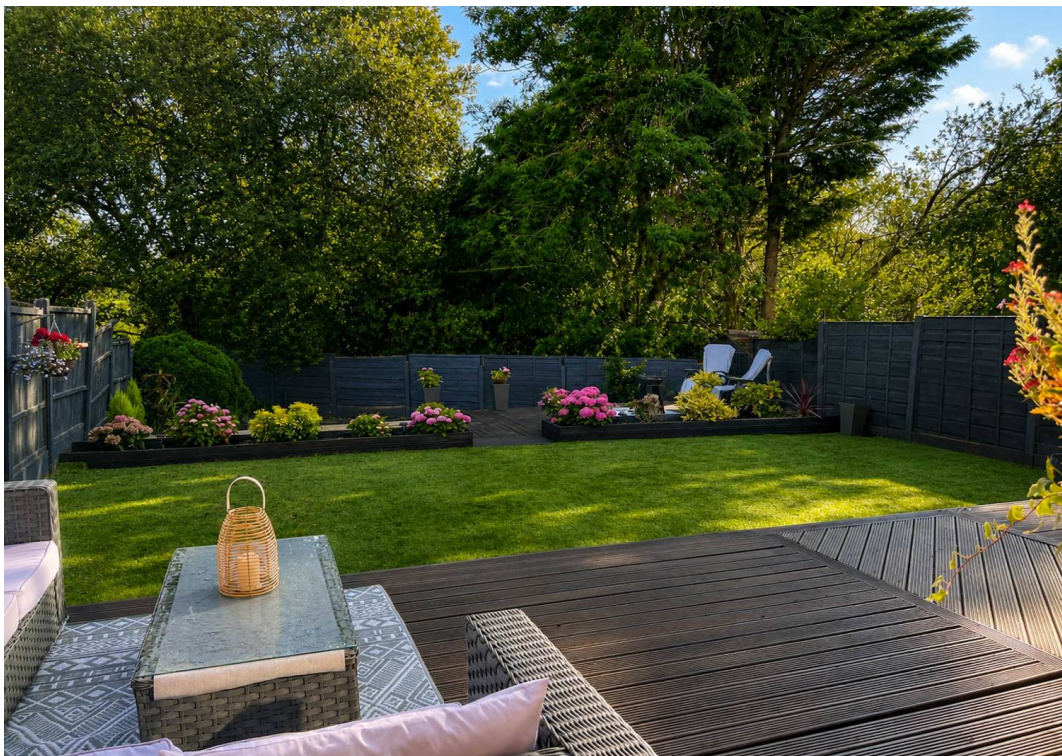
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

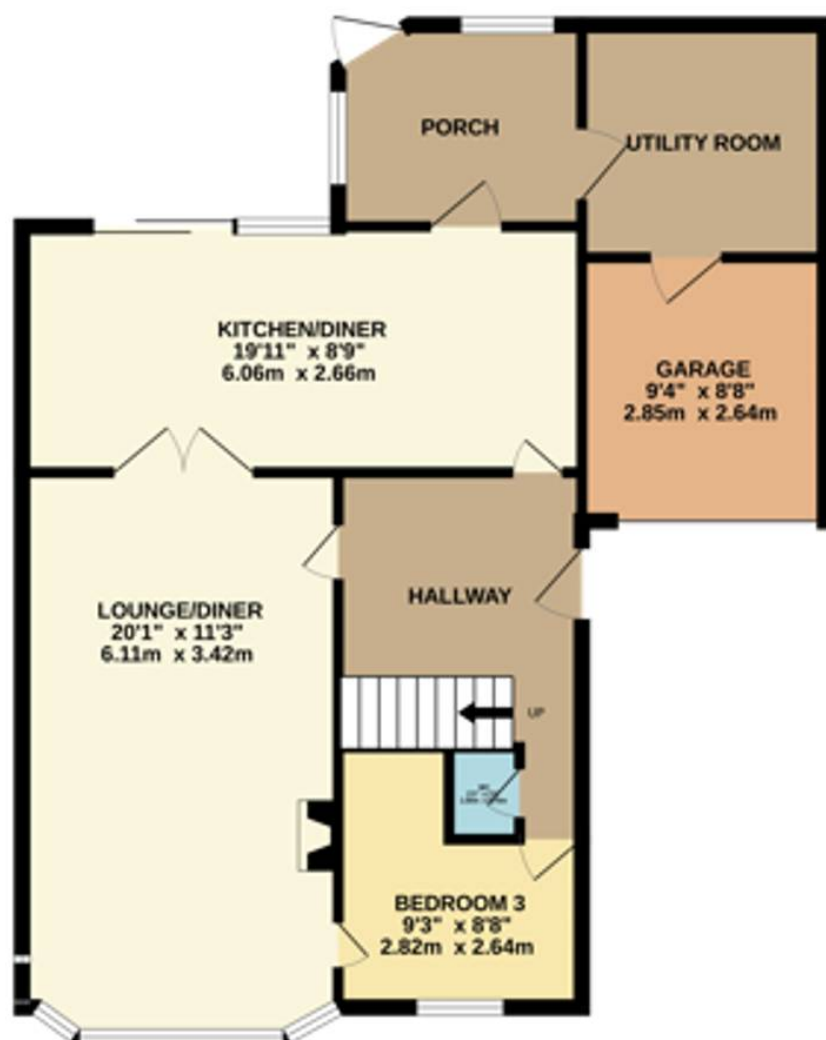








GROUND FLOOR



1ST FLOOR

