



8 Croyde Close, Bolton
£325,000

Miller Metcalfe
Every step of the way

8 Croyde Close

Bolton

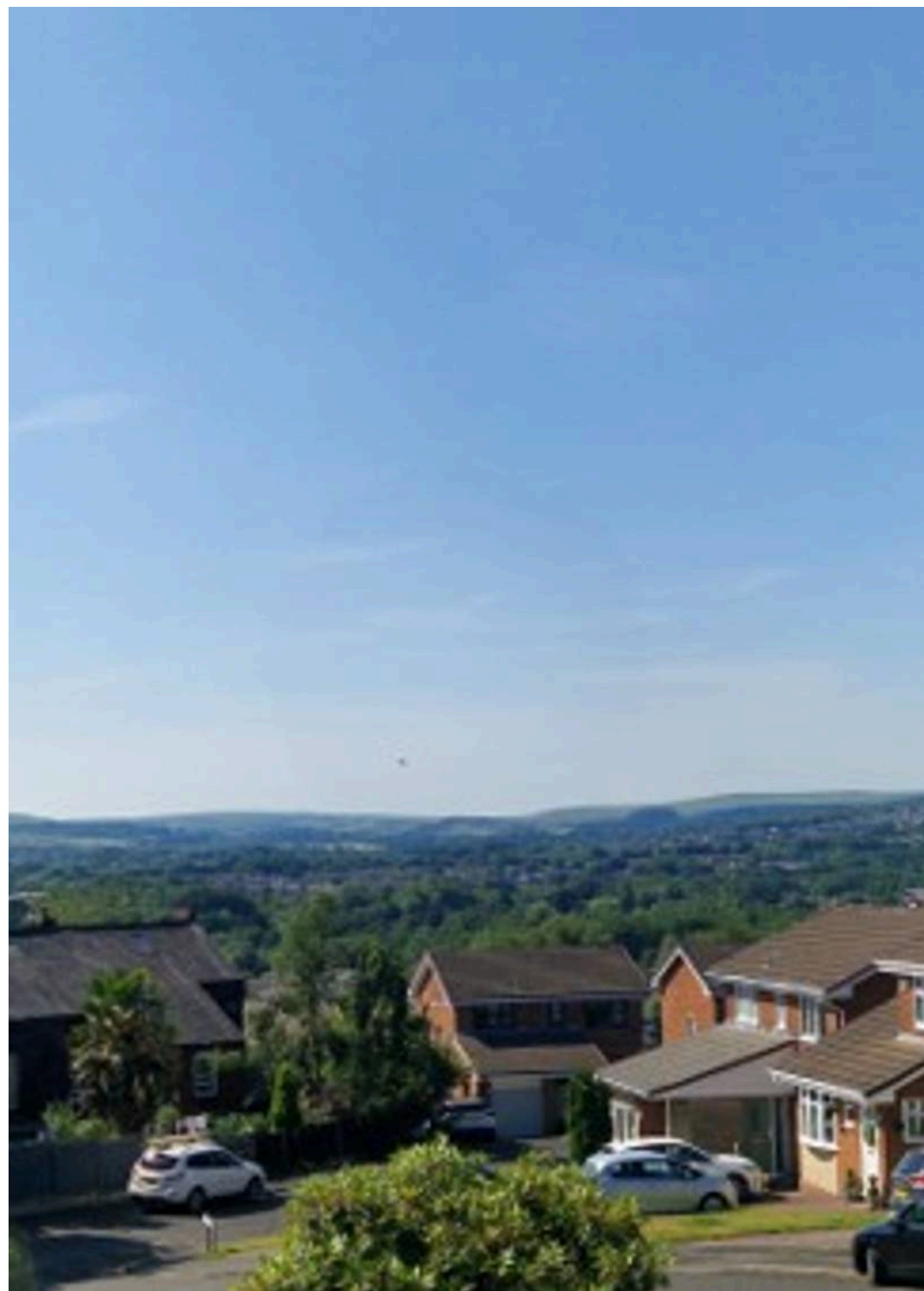
This Well Presented four bedroom detached house is situated in a highly sought-after location in Harwood, offering well-presented and generously proportioned accommodation that is ideal for a family. Upon entering the property, you are greeted by a welcoming entrance hall that leads to a spacious lounge, which is filled with natural light and provides a comfortable space for relaxing or entertaining guests. The separate dining room offers ample space for family meals and special occasions, while the contemporary fitted kitchen is equipped with a range of quality units, integrated appliances, and plenty of workspace for those who enjoy cooking. There is also a convenient downstairs cloakroom (WC), which adds to the practicality of the layout. Upstairs, the property boasts four well-proportioned bedrooms, each thoughtfully decorated and offering plenty of space for furnishings and storage. The principal bedroom benefits from built-in wardrobes and a stylish en suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a suite and complementary tiling. Additional features include double glazing and gas central heating throughout, ensuring comfort and efficiency all year round. The property also benefits from a driveway providing off-road parking for several vehicles, as well as an attached garage that offers further parking or valuable storage space (ideal for bikes, tools, or outdoor equipment). The attractive frontage creates a welcoming first impression, and the overall presentation of the house is of a good standard, meaning the property is ready to move into with minimal effort. Located within easy reach of local schools, shops, and transport links, this home is perfectly positioned for families and professionals alike, offering both convenience and a peaceful setting. Viewing is highly recommended to fully appreciate the size, quality, and excellent location of this superb home. This is a rare opportunity to acquire a beautifully maintained, detached family house in a popular residential area, offering flexible living spaces and a host of desirable features that are sure to appeal to a wide range of buyers. Do not miss your chance to make this outstanding property your new home. Contact us today to arrange your viewing and discover all that this exceptional house has to offer.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

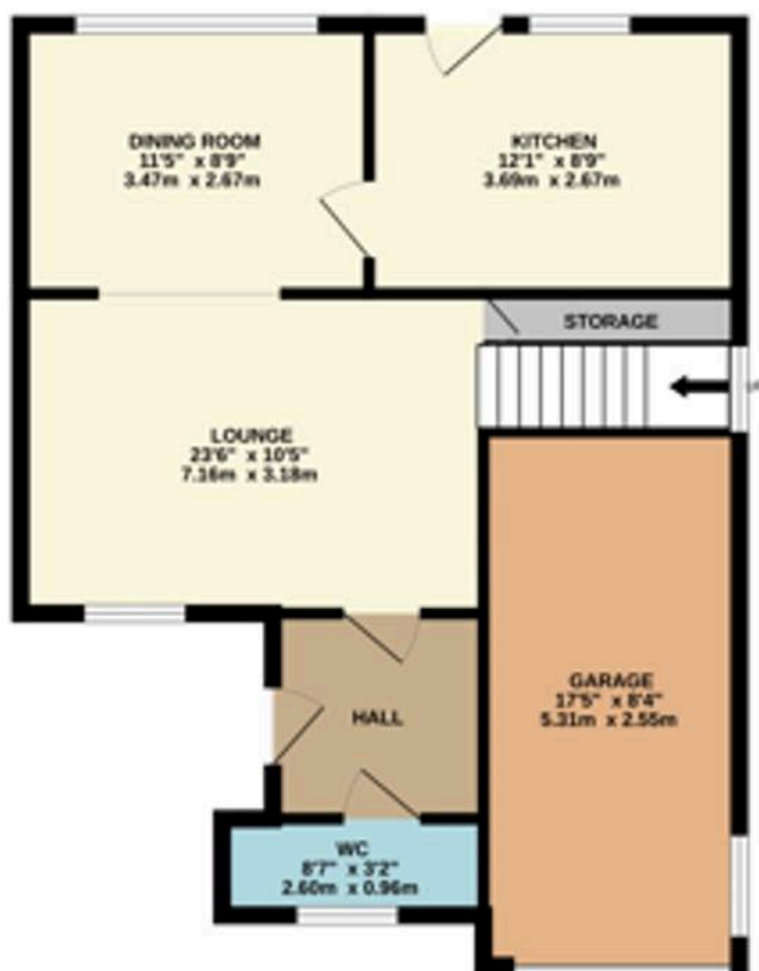




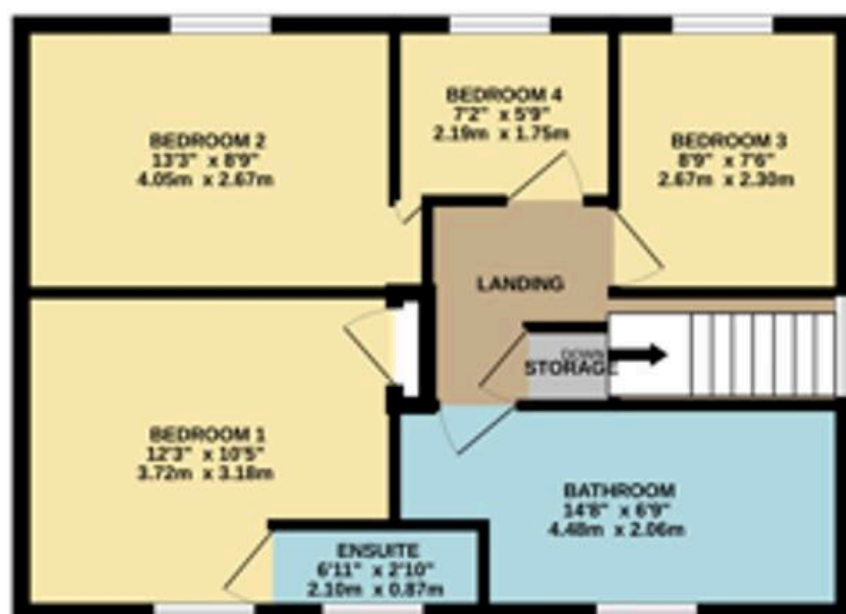




GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 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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