



Parkdale Road, Bolton
£150,000

Miller Metcalfe
Every step of the way

Parkdale Road

Bolton

This well-presented two bedroom terraced house is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize. Situated in a popular and established residential location, the property offers convenient access to local amenities, schools and transport links, ensuring practicality for modern living. Upon entering, you are greeted by a welcoming entrance vestibule that leads into a spacious lounge, perfect for relaxing or entertaining guests. The heart of the home is the dining kitchen, which is generously proportioned and features ample space for a family dining table, along with a range of fitted units and work surfaces. The first floor comprises two good sized bedrooms, each offering comfortable accommodation with space for wardrobes and additional furnishings. The family bathroom is well appointed with a modern suite, including a panelled bath with shower over, wash basin and WC, providing everything required for day-to-day convenience. The property benefits from double glazing and gas central heating throughout, ensuring a warm and energy efficient environment all year round. To the front, there is a well-maintained garden area, adding to the property's kerb appeal and providing a pleasant outlook. Residents will appreciate the quiet yet accessible setting, with a variety of shops, cafes and leisure facilities nearby, as well as excellent transport connections for commuting to surrounding areas. This delightful home is ready for immediate occupation, presenting a fantastic opportunity for buyers seeking a move-in ready property in a sought-after area. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

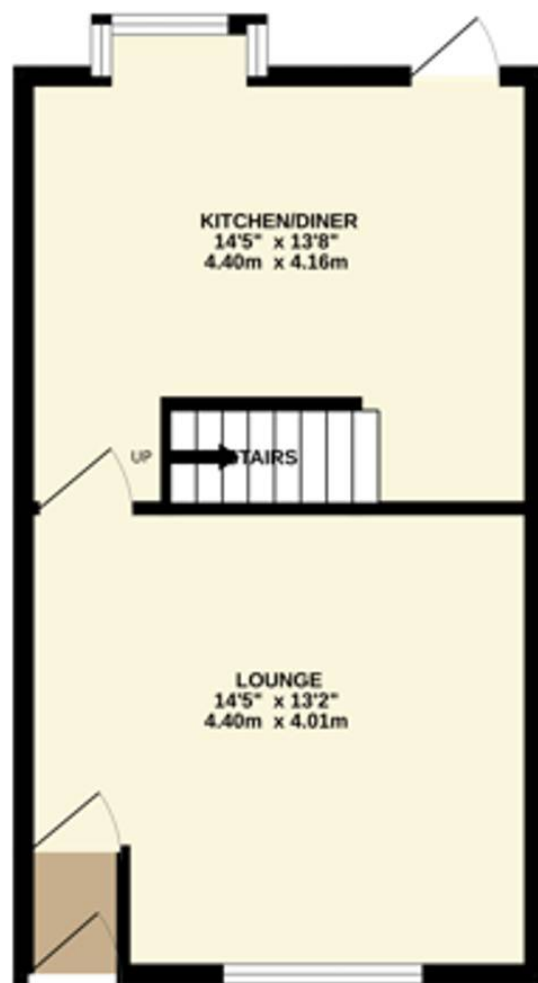
EPC Environmental Impact Rating: E



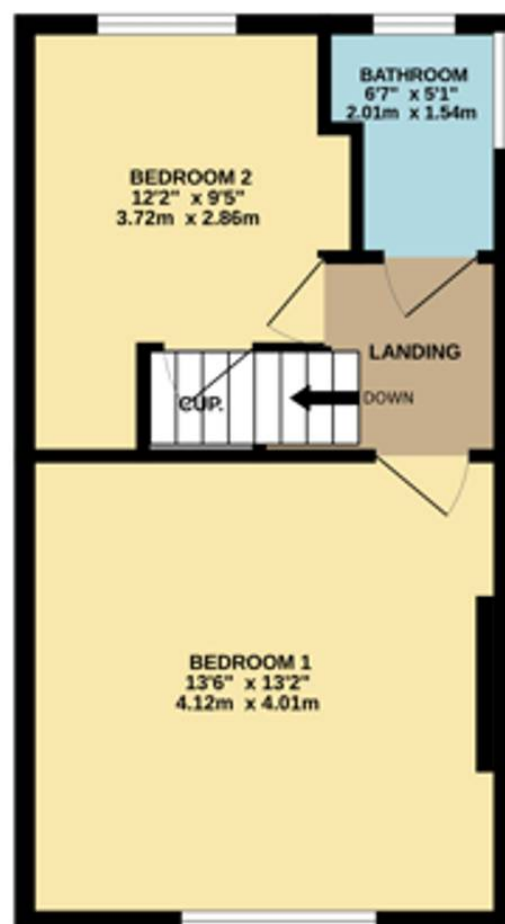




GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.3 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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