



3 Textile Way, Bolton

Offers Over £210,000

Miller Metcalfe
Every step of the way

3 Textile Way

Bolton

Attention First Time Buyers | Nicely Presented Three Bedroom Property On Cotton Meadows | Available Immediately **

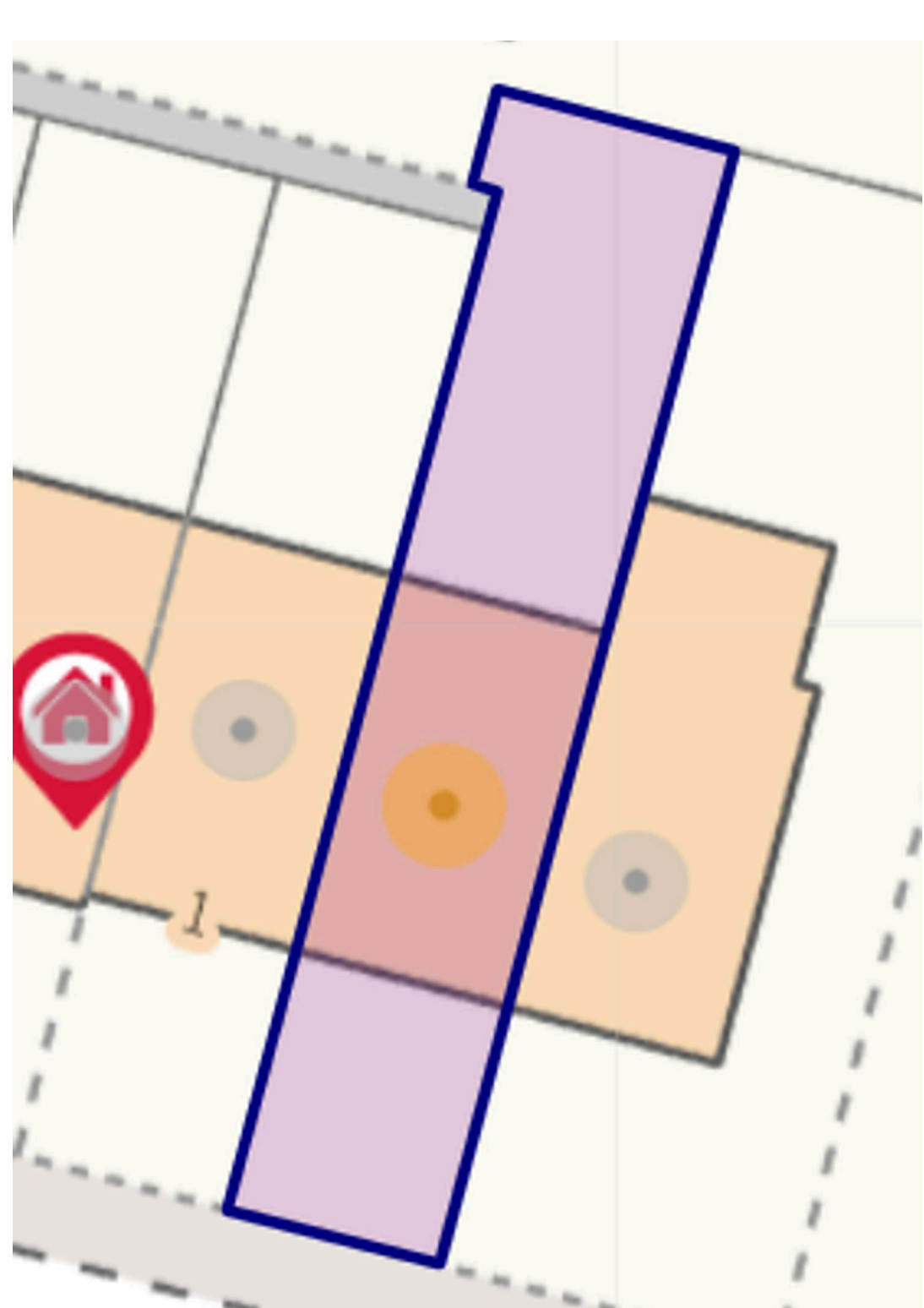
For sale with **no upward chain**, this attractive and well-presented three-bedroom mews-style home is situated on the ever-popular **Cotton Meadows development**, offering an excellent opportunity for first-time buyers or those looking to downsize to a well-kept, move-in-ready property.

Ideally positioned within a modern and convenient setting, the property is well placed for commuters, with excellent transport links nearby including access to Hall i'th' Wood railway station and major road networks via Crompton Way. The area is also well served by reputable local schools including Canon Slade High School, Thornleigh High School and a selection of well-regarded primary schools, making this a highly desirable location for families and professionals alike.

The property has been carefully maintained throughout and is ready to move straight into, offering bright, comfortable and practical accommodation. In brief, the ground floor comprises an entrance hall, guest cloakroom, a fitted kitchen with a combination of base and eye-level units complemented by appliances including integrated dishwasher, washing machine and fridge freezer, and a spacious lounge/dining room ideal for both everyday living and entertaining.

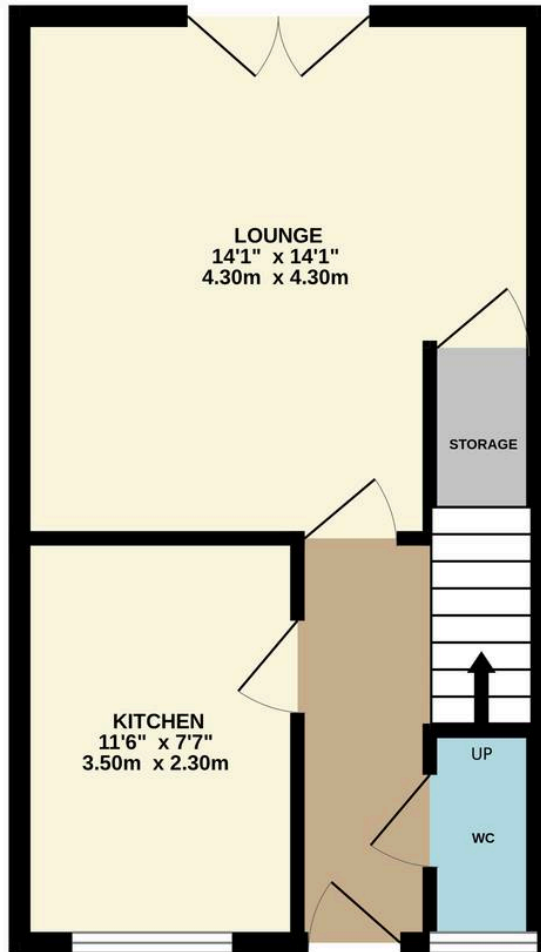
To the first floor are three well-proportioned bedrooms along with a family bathroom, all presented in good order.

Externally, the home benefits from a **tarmac driveway providing off-road parking**, together with a **well-kept rear garden** offering a private and pleasant outdoor space - ideal for relaxing or low-maintenance enjoyment. Further benefits include UPVC double glazing and gas central heating throughout, enhancing both comfort and efficiency.

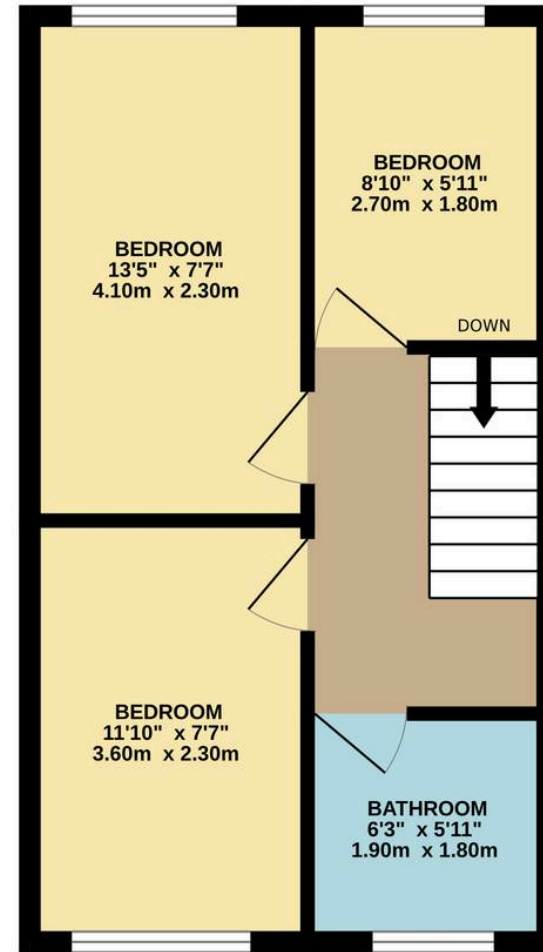




GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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