

Burnmoor Road, Bolton

£190,000

Miller Metcalfe

Every step of the way

Burnmoor Road

Bolton

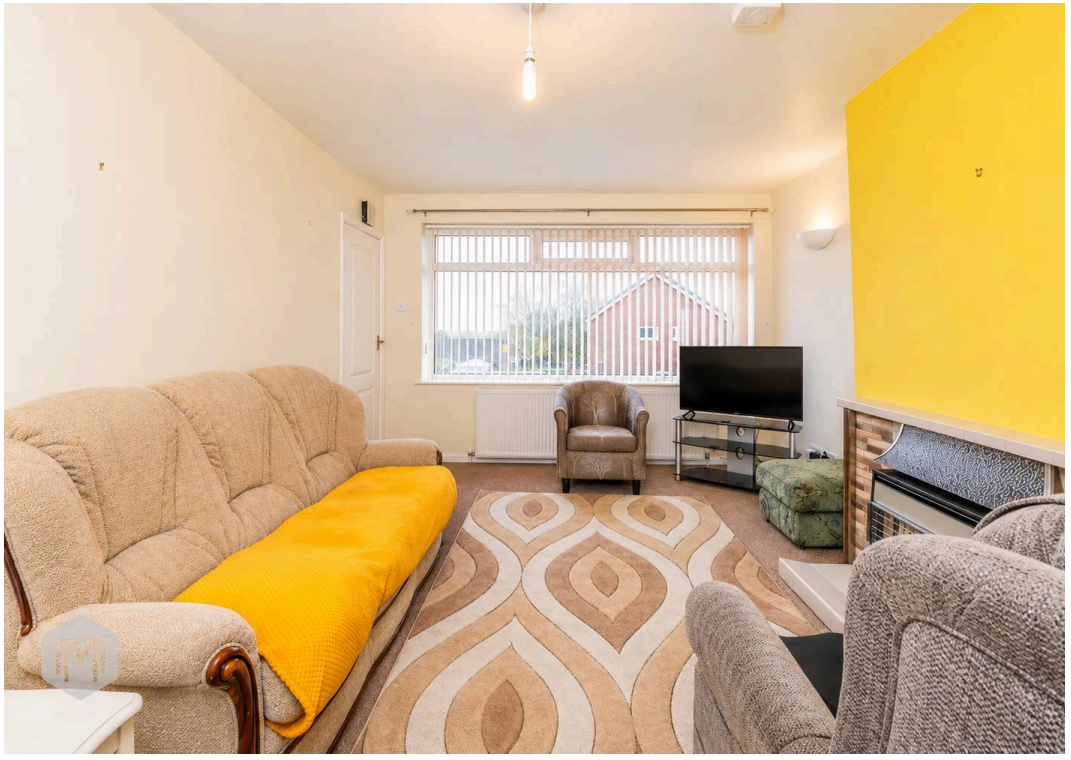
This well-presented two bedroom semi detached bungalow is offered to the market with no onward chain and occupies a sought-after position in a popular residential location, ideal for those seeking convenient single-level living. The property opens into a welcoming entrance hall, leading through to a spacious lounge that benefits from ample natural light and a neutral décor, providing a comfortable setting for relaxation or entertaining guests. The kitchen is fitted with a range of wall and base units, complemented by generous worktop space and provisions for appliances, making it both practical and functional for everyday use. Both bedrooms are well proportioned, with the principal bedroom offering plenty of space for wardrobes and additional furnishings, while the second bedroom is perfect as a guest room, study or nursery, depending on your requirements. The modern shower room features a walk-in shower enclosure, wash hand basin and WC, all finished to a high standard. Additional storage is available via built-in cupboards, ensuring the bungalow remains clutter-free and organised. The property also benefits from gas central heating and double glazing throughout, enhancing comfort and energy efficiency. A private driveway provides off road parking for multiple vehicles and leads to a single garage (ideal for secure parking or additional storage), adding to the overall practicality of the home. Located within easy reach of local amenities, shops and transport links, the bungalow is well placed for access to both daily essentials and further afield, making it a superb choice for downsizers, retirees or those looking for a manageable and stylish home. Early viewing is highly recommended to appreciate the accommodation and location on offer.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

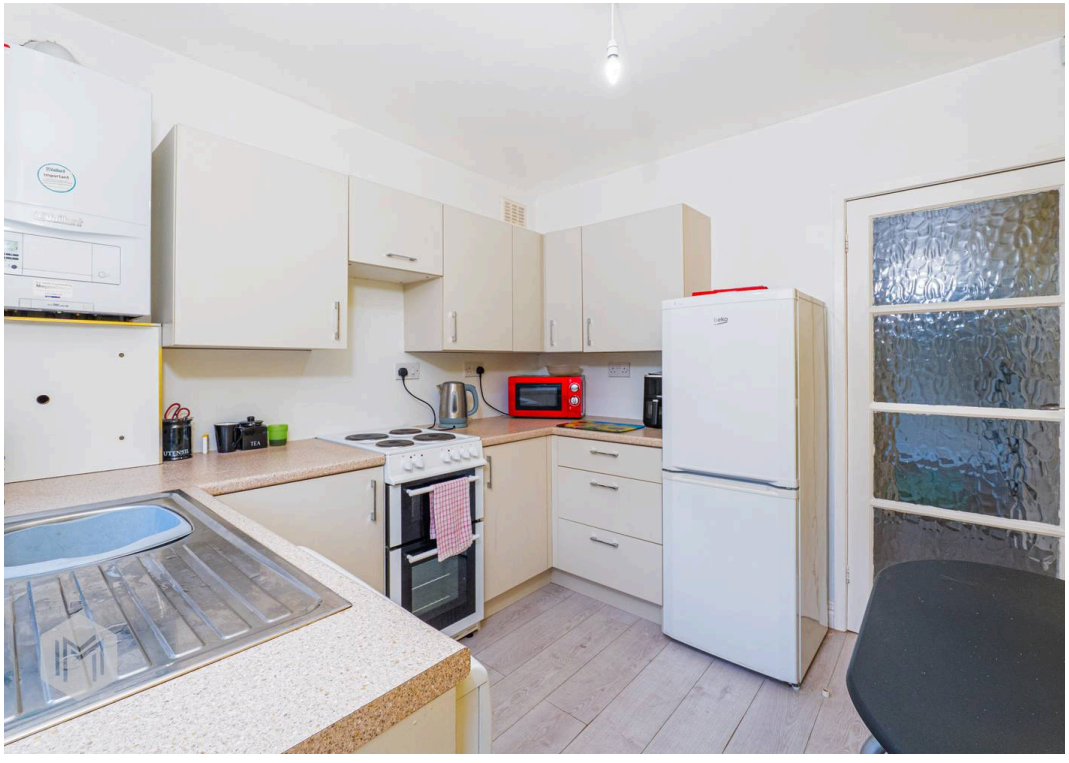
EPC Environmental Impact Rating: D








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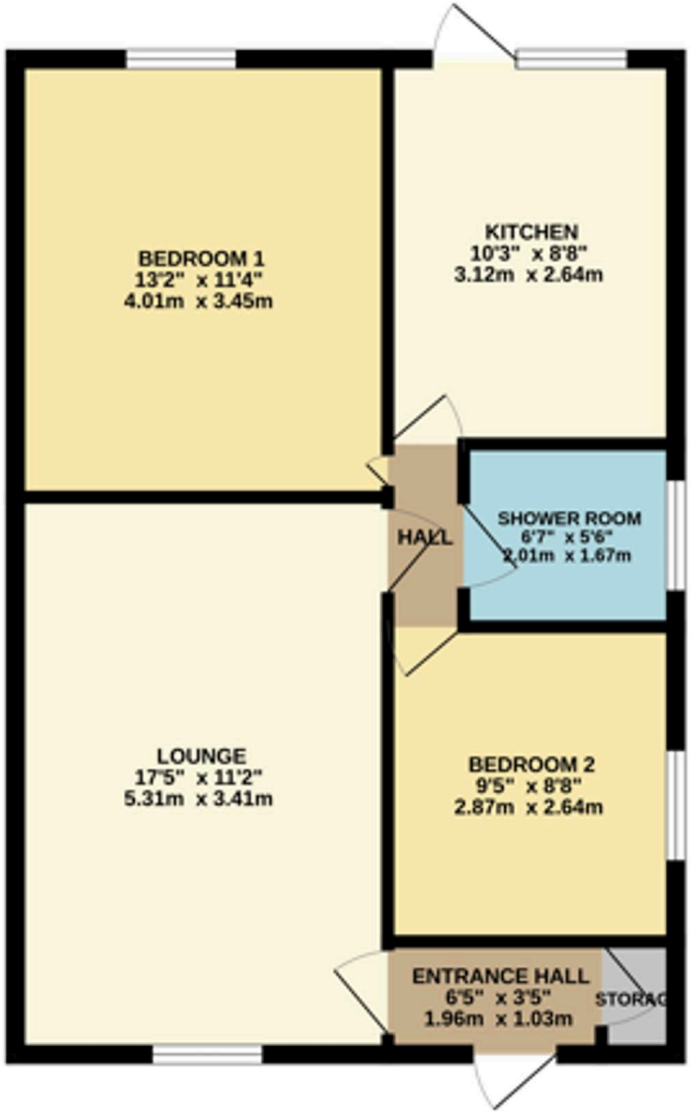








GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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