



15 Reeceton Gardens, Bolton
£290,000

Miller Metcalfe
Every step of the way

15 Reeceton Gardens

Bolton, Bolton

Situated within a much admired Bellway development. This superb four bedroom family home is situated in a cul-de-sac position. Heaton is accepted as an area of consistent high residential demand with Bolton School, Cleavelands Preparatory, Lostock Rail Station, the M61, Bolton/ Regents Park Golf Clubs, David Lloyd Centre and Middlebrook Retail Park 'almost on the doorstep Superbly presented home offers accommodation which briefly comprises: reception hallway, guest WC, stylish white professionally fitted kitchen with integrated appliances, the kitchen directly opens into the lounge/diner complete with patio doors off to the rear garden. The first floor landing, superb third bedroom which could possibly be modified to create either an additional bedroom or perhaps an additional reception room, bedroom four and white three-piece family bathroom suite. Upper floor landing, fabulous master bedroom complete with en-suite shower room, second bedroom again complete with en-suite shower room. There is private off-road driveway car parking to the side of the property.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

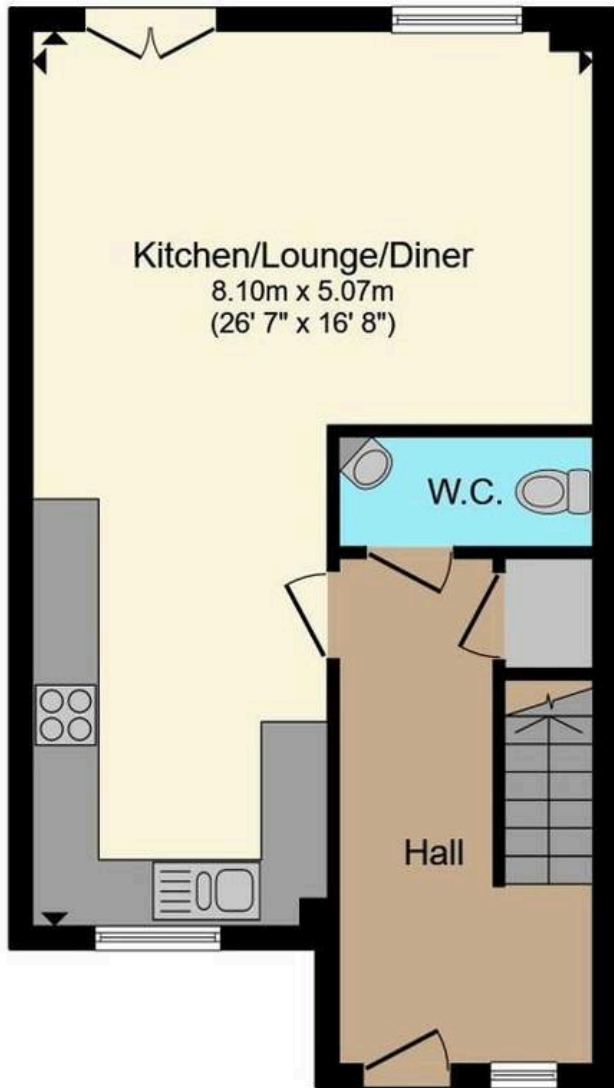
EPC Environmental Impact Rating: C



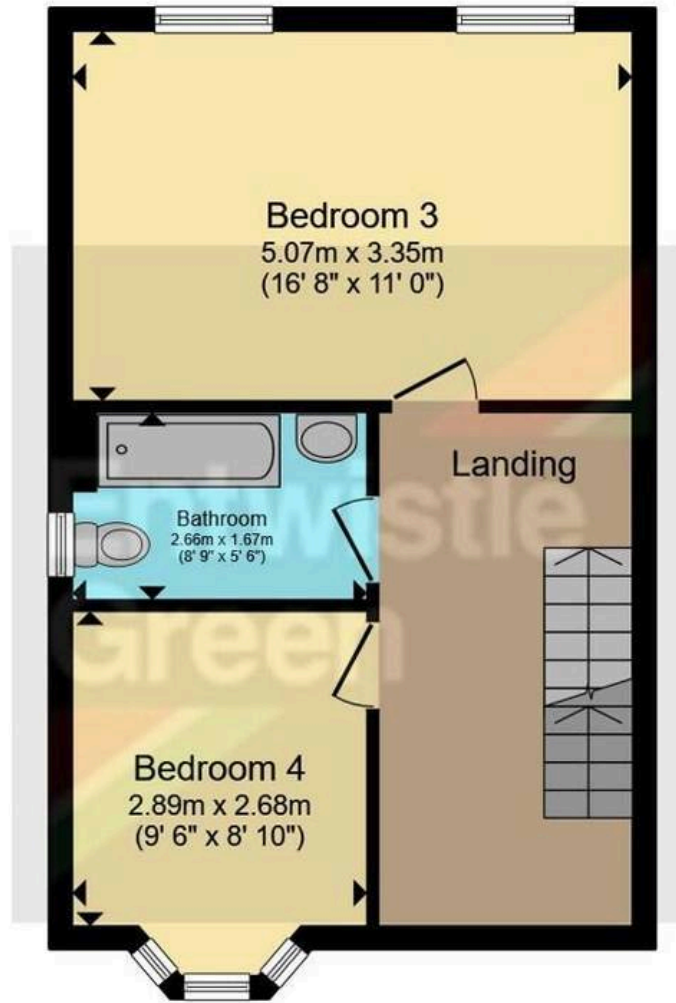




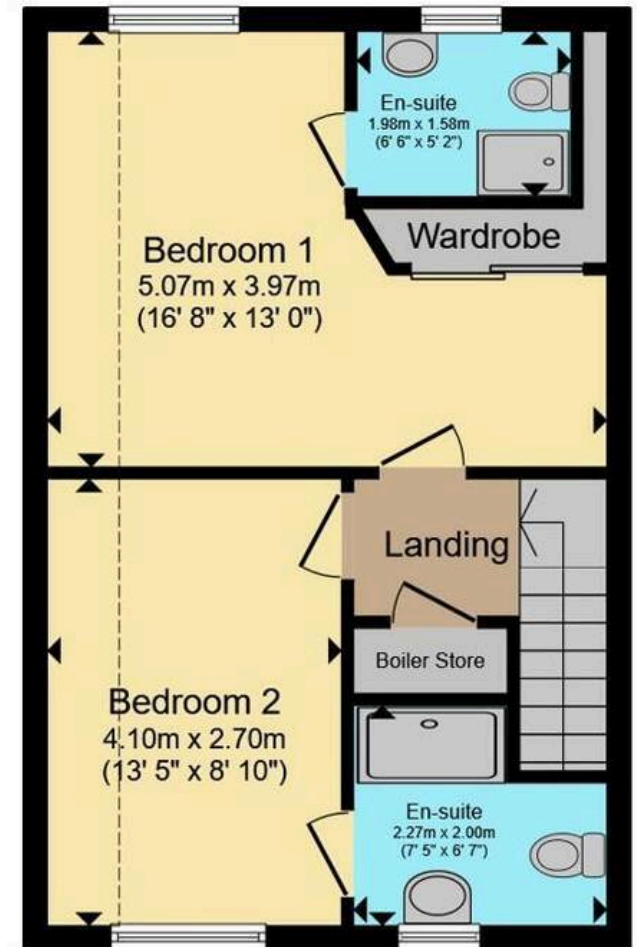




Ground Floor



First Floor



Second Floor

Total floor area 126.5 m² (1,362 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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