



21 Kilmory Drive, Bolton
£360,000

Miller Metcalfe
Every step of the way

21 Kilmory Drive

Bolton

This beautifully presented extended four-bedroom detached house offers spacious and versatile accommodation, making it the perfect family home. Situated in a lovely and sought-after location, the property has been extended to the rear with a full brick extension which is fully insulated and has a slate roof providing an impressive open-plan living and dining area that is ideal for both relaxing and entertaining it has porcelain tiled flooring and under floor heating. The welcoming entrance hallway leads to a bright and airy lounge with remote control fireplace which benefits from large windows allowing plenty of natural light to fill the space. The modern kitchen is well-appointed with high quality Neff integrated appliances, ample storage, and quartz worktops, with the adjoining dining area enjoys pleasant views of the rear garden. Upstairs, there are four well-proportioned bedrooms all with fitted wardrobes, including a generous principal bedroom as well as a stylish family bathroom with contemporary fittings and is fitted with a four piece suite. The entire property is tastefully decorated in neutral tones, creating a warm and inviting atmosphere throughout.

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The outside space is equally impressive, with beautifully maintained gardens to both the front and rear. The front garden features a neat lawn and established borders, providing a welcoming first impression, while the private driveway offers off-road parking for multiple vehicles (ideal for families and visitors). The rear garden is a true highlight, boasting a lawned area, well-stocked flower beds, and a spacious decked patio (perfect for outdoor dining or summer barbeques). Mature shrubs and fencing provide a sense of privacy and seclusion, making this an ideal space for children to play or for relaxing with family and friends. Additionally, there is a useful garden shed for extra storage and side access to the front of the property. There is a garage with a remote control up and over door and space for a washing machine and dryer. This outstanding home combines generous internal accommodation with attractive and practical outside spaces, all within a desirable and peaceful setting. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

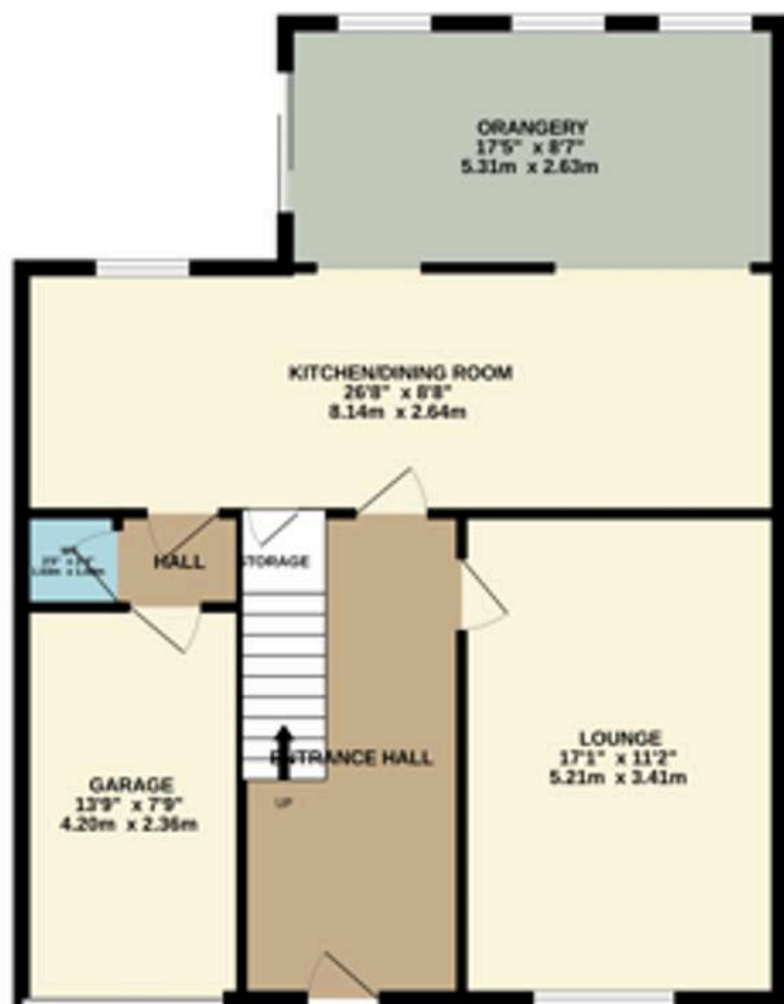




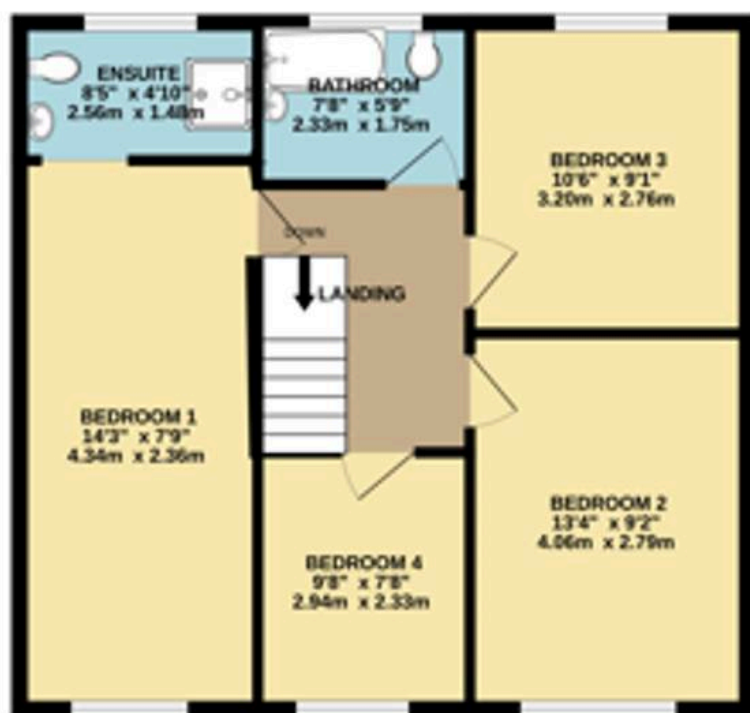




GROUND FLOOR



1ST FLOOR





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