



Hollins Drive, Bolton

Offers in Region of £350,000

Miller Metcalfe
Every step of the way

Hollins Drive, Bolton

This well-presented four bedroom detached house is offered to the market with no onward chain and provides an excellent opportunity for families seeking a spacious and versatile home in a popular residential location. The property is freehold and has been thoughtfully arranged to offer generous accommodation throughout, making it ideal for modern family living. Upon entering, you are welcomed by a bright entrance hallway which leads into a sizeable lounge, perfect for relaxing or entertaining. The dining kitchen offers a flexible space for family meals or formal gatherings, while the well-appointed kitchen is fitted with a range of wall and base units, ample work surfaces, and integrated appliances (where specified), providing everything needed for culinary pursuits. A useful utility room is located adjacent to the kitchen, offering additional storage and laundry facilities, and helping to keep the main kitchen area clutter-free. Upstairs, the property boasts four good-sized bedrooms, each with ample space for bedroom furniture and personal belongings. The principal bedroom benefits from fitted wardrobes and an en suite shower room, while the remaining bedrooms are served by a modern family bathroom, fitted with contemporary sanitaryware and attractive tiling. Additional features include gas central heating, double glazing, and ample storage throughout the property, ensuring comfort and practicality all year round. For added convenience, the property includes an attached garage and a driveway providing off-road parking for multiple vehicles. The location is highly sought after, with excellent local amenities, reputable schools, and good transport links all within easy reach, making it particularly appealing to families and professionals alike. This property represents a rare opportunity to acquire a substantial family home in a desirable area, with the added benefit of no onward chain to facilitate a smooth and swift purchase. Early viewing is highly recommended to fully appreciate the size, layout, and quality of accommodation on offer. For further information or to arrange a viewing, please contact our office and a member of our team will be happy to assist.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

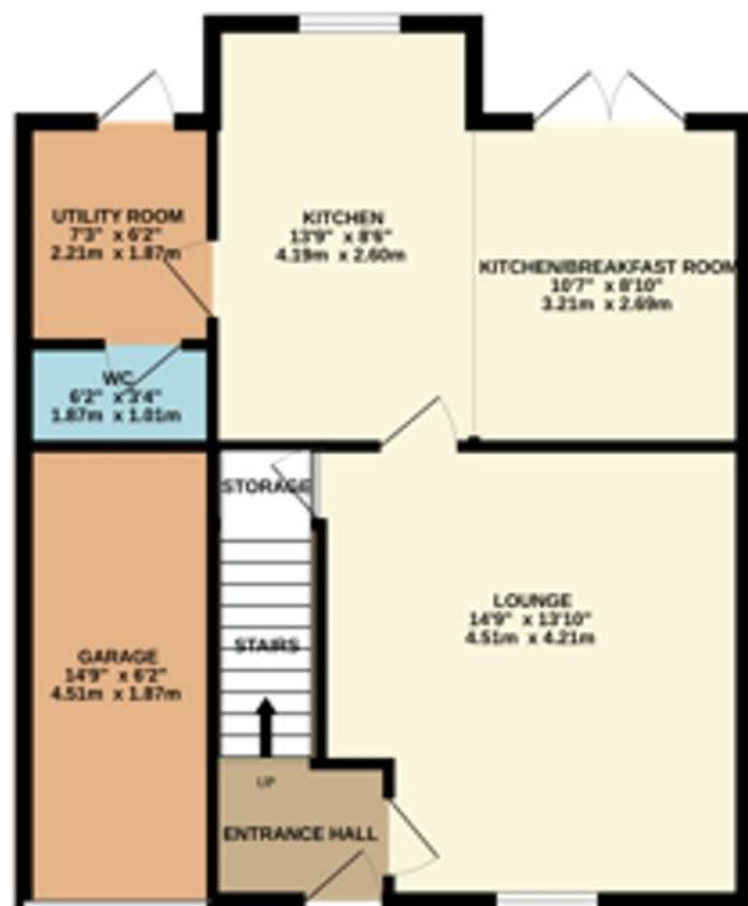




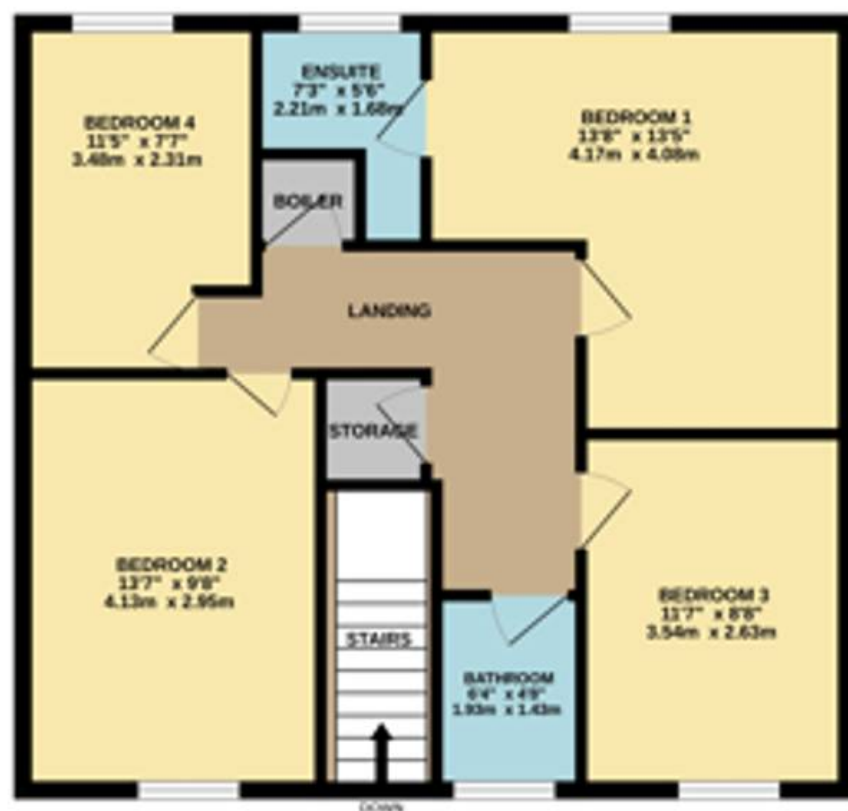




GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
699 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (120.0 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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