



49 Cotton Meadows, Bolton
£245,000

Miller Metcalfe
Every step of the way

49 Cotton Meadows

Bolton, Bolton

Occupying a private and equally impressive plot in the corner of a quiet cul-de-sac on the popular Cotton Meadows development stands this beautifully presented family home. Immaculately finished throughout with a modern and elegant feel, the property is ready to move straight into and enjoy immediately – a true credit to the current owner. We believe the home is absolutely ideal for a growing family seeking extra space in a property that offers so much. Enjoy three generous bedrooms, a modern kitchen, and a spacious, light-filled lounge. Additionally, there is a driveway to the front and a well-kept garden to the rear. Cotton Meadows is a sought-after and well-regarded development of modern homes located just off Crompton Way in Bolton. A range of excellent amenities are close by, including shops, supermarkets, schools, and leisure facilities. For commuters, the local train station is only a short walk away, and there are strong road links to Manchester and beyond. The accommodation briefly comprises: an entrance door opening into a bright, warm, and welcoming hallway, with doors leading to a cloakroom, a fitted kitchen with a range of base and eye-level units, and a spacious rear lounge offering great privacy. Upstairs, you'll find two double bedrooms, a single bedroom, and a family bathroom.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

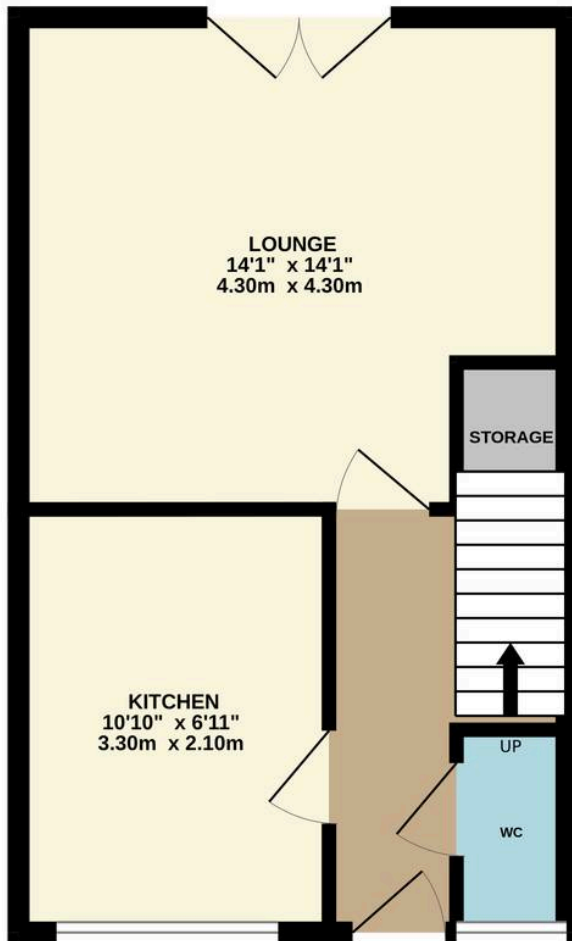




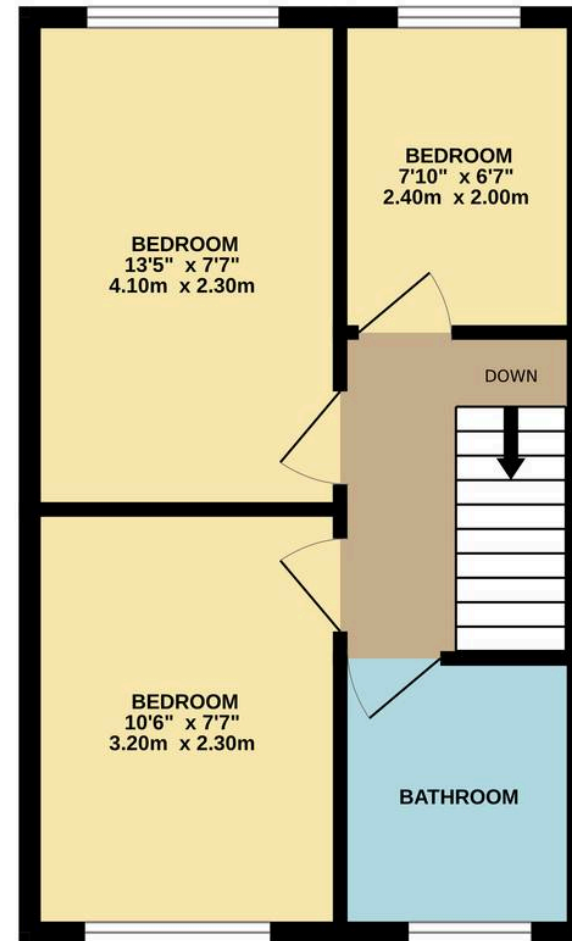




GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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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Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

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