



202 Ellesmere Road, Bolton

Offers in Region of £295,000

Miller Metcalfe
Every step of the way

202 Ellesmere Road

Bolton, Bolton

SOUGHT AFTER LOCATIONWELL PRESENTED THROUGHOUT***NOT OVERLOOKED*** A modern, spacious and well-appointed family home. Located within a popular estate, centrally located for easy access to local amenities, popular schools and public transport links. This property is ideally suited to families or first time buyers. This modern family home briefly comprises entrance hallway, guest wc, spacious lounge with a bow window allowing floods of natural light, dining room and fitted kitchen. Rising to the first floor there is are four bedrooms three with fitted wardrobes, an en suite to the master bedroom and a three piece family bathroom suite. Externally the property has a driveway and garage allowing off road parking for multiple vehicles. There is a lawned front garden and good size rear enclosed garden which has the benefit from not being overlooked. This property must be viewed to fully appreciate, call us to arrange a viewing today.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

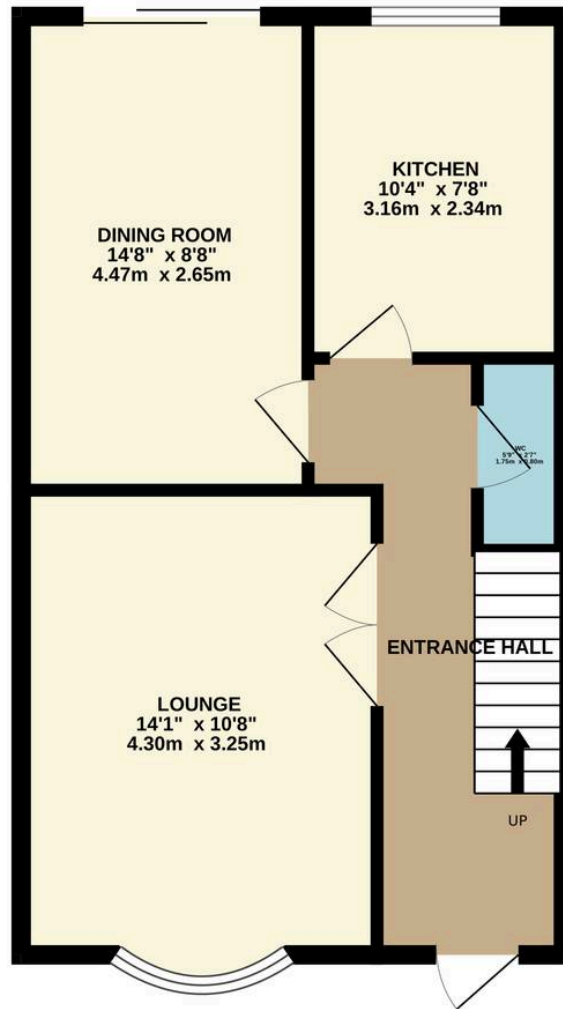




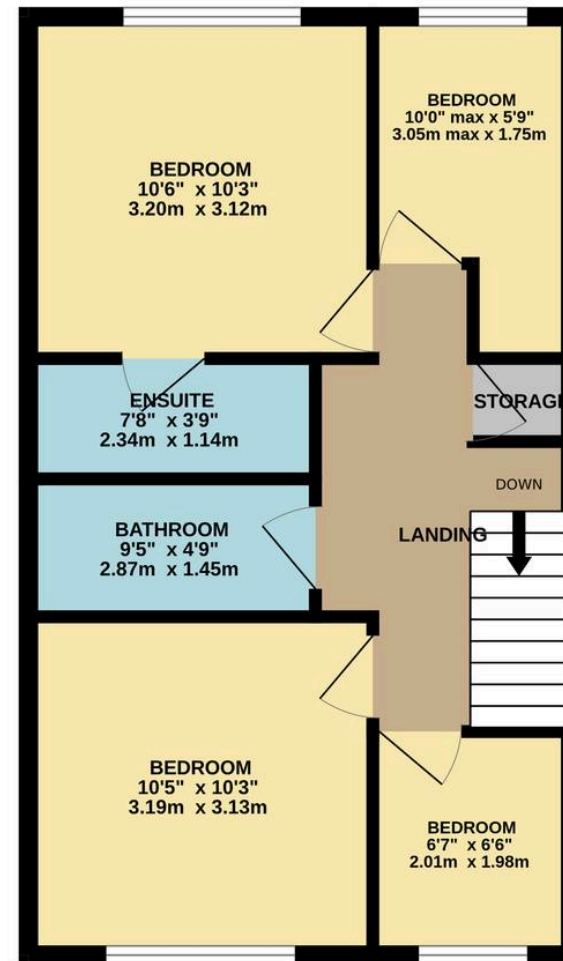




GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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