

Boundary Drive, Bradley Fold

£210,000

Miller Metcalfe

Every step of the way

40 Boundary Drive

Bradley Fold, Bolton

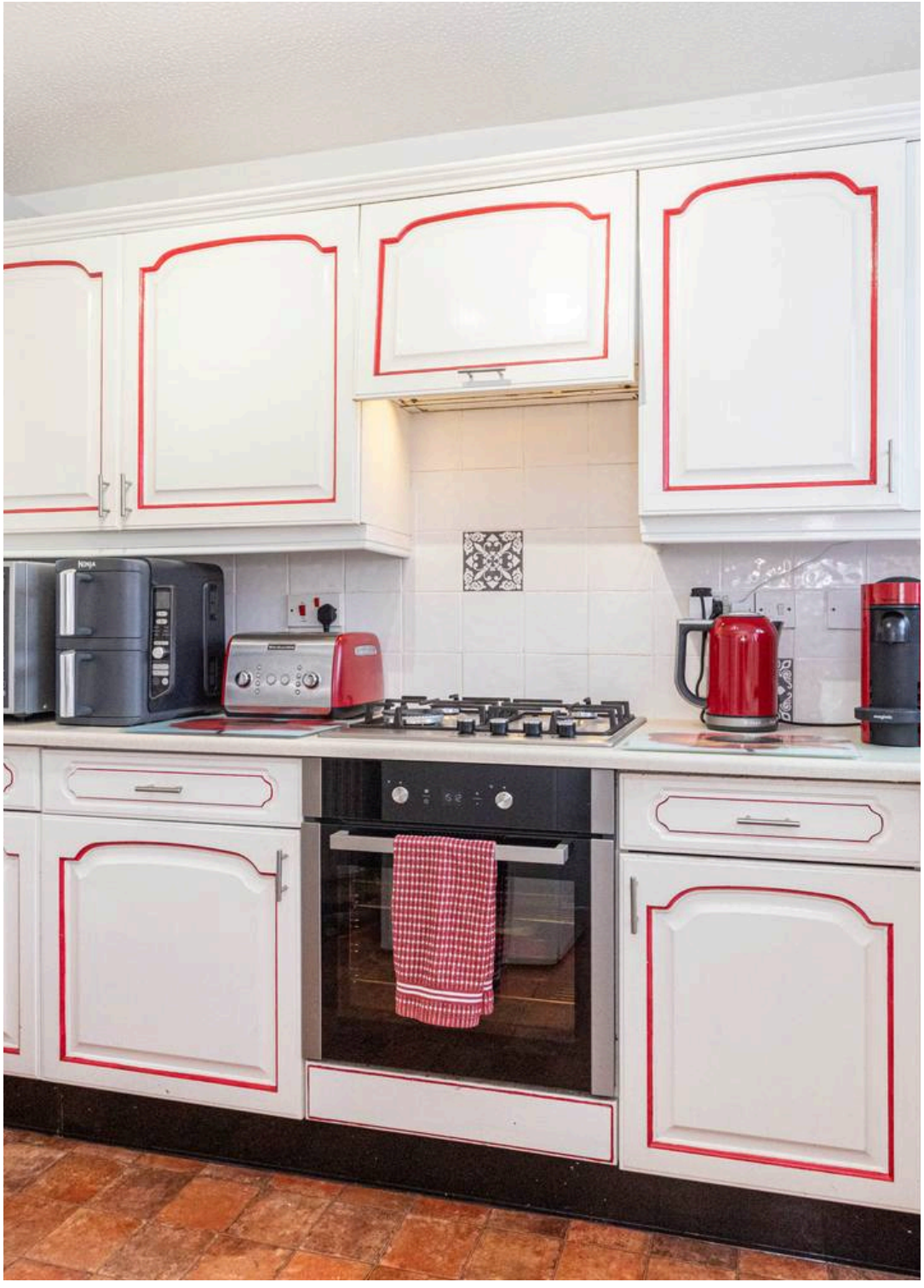
This well presented two bedroomed modern town house offers an excellent opportunity for buyers seeking a comfortable and stylish home in a popular location. The property is freehold and benefits from a convenient driveway providing off road parking, making it ideal for those with vehicles or in need of extra space for visitors. Upon entering, you are greeted by a welcoming hallway that leads into the bright living area, thoughtfully designed to maximise natural light and create a warm, inviting atmosphere. The modern kitchen is fitted with a range of contemporary units and integrated appliances, providing ample storage and workspace for every-day living and entertaining. Upstairs, the property boasts two generously proportioned bedrooms, both of which are finished to a high standard and offer flexible accommodation to suit a variety of needs, whether as bedrooms, a home office, or guest space. The family bathroom is tastefully appointed with quality fixtures and fittings, ensuring comfort and convenience for residents and guests alike. Throughout the property, neutral décor and well maintained interiors create a sense of space and tranquillity, allowing buyers to easily personalise the home to their own taste. Additional benefits include double glazing and efficient heating, contributing to a comfortable living environment all year round. The surrounding area is highly sought after, with a range of local amenities, reputable schools, and excellent transport links all within easy reach, ensuring both convenience and a strong sense of community. With its combination of modern comforts, practical features, and desirable location, this modern townhouse house represents a rare opportunity to acquire a move in ready home that caters to a wide range of lifestyles. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:







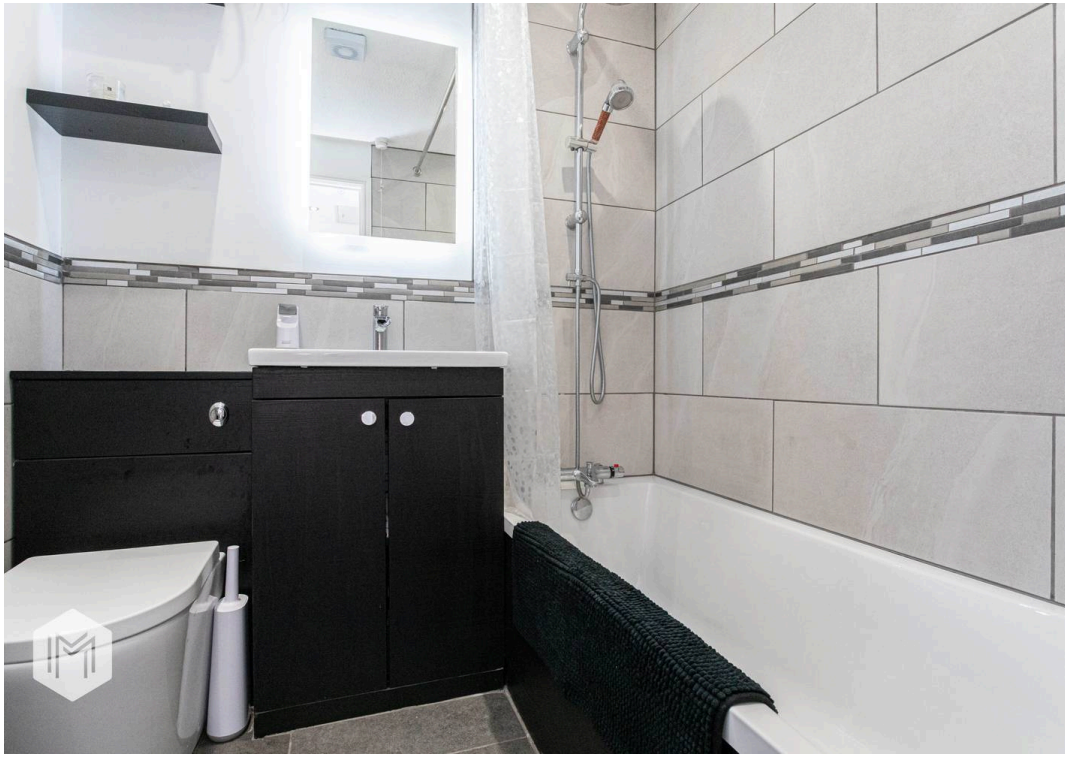














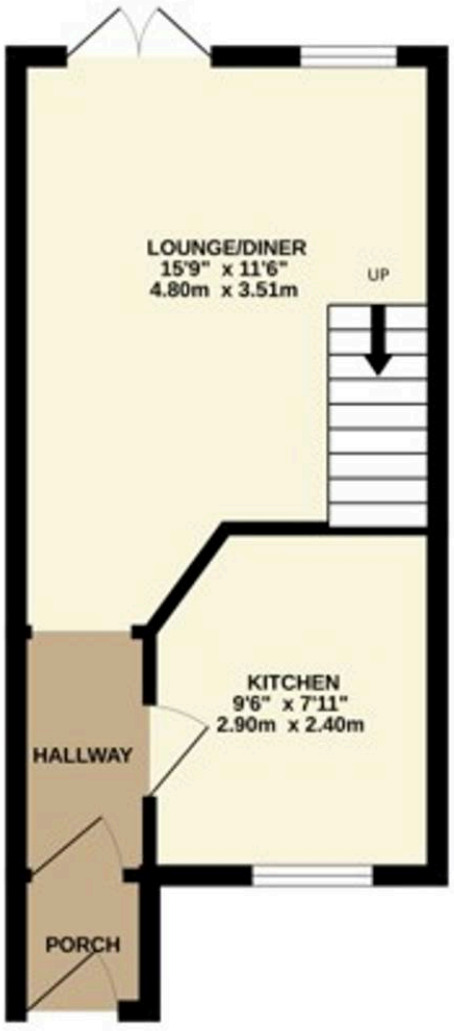


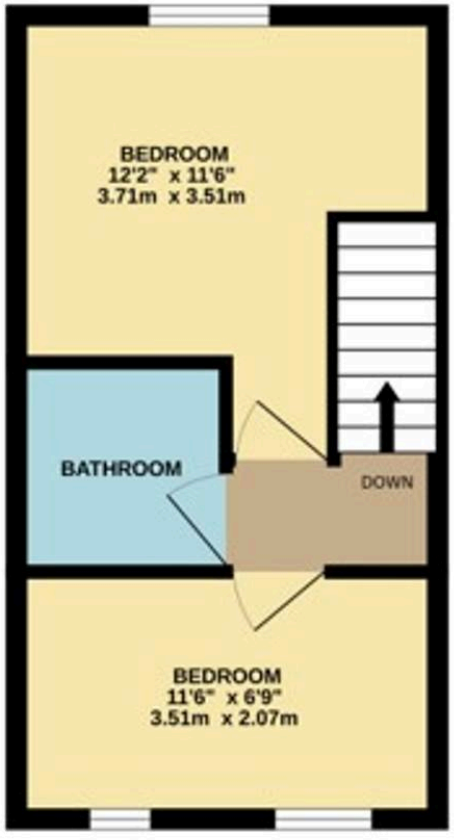




GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.

1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.





TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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