



MISTORIA
ESTATE AGENTS



18 Cotton Meadows Bolton

£250,000
Leasehold

Mistoria Estate Agents are delighted to offer to the market this Stylish 3 Bedroom Semi-detached property. Perfect for anyone looking for a ready to move into property, which briefly comprises; Entrance hall, lounge, downstairs WC, kitchen/dining room with patio doors leading to spacious conservatory, which leads you onto the garden area. To the first floor there are 3 good size bedrooms, an en-suite to the master and family bathroom. The property is complimented with HIVE Heating making managing your energy a breeze. There is a loft with a ladder as access, which is fully boarded with power and lighting.

Externally there is a driveway providing private off road parking for two cars and rear garden that has recently undergone landscaping offering a fabulous space ready for the summer months.

The property is located excellently for access to local shops and schools and in addition there are local bus and rail routes, along with Bolton town centre and the motorway network being just a short drive away.



- INVESTMENT POTENTIAL • Recently Landscaped Gardens with astro-turf and great sitting entertaining area.

Full Description

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Lounge - 13'9 x 11'10 - Internal door provides access into the lounge and hallway, great entertaining space, uPVC window to front elevation.

Kitchen/Dining Room - 15'5 x 9'2 - Professionally fitted kitchen, fitted floor & wall cabinets with ample worktop space, inset sink, Space for fridge freezer, inter grated dishwasher, inter grated washing machine, under cabinet lighting, spotlights to the ceiling. Laminate flooring, UPVC double glazed patio door

leads to conservatory, radiator.

Conservatory - 9.96ft x 9.49ft - uPVC double glazed windows overlooking the garden, access to garden through uPVC double glazed door, Laminate flooring.

Master Bedroom - 9'2 x 5'6 – UPVC double glazed window, radiator, to the front elevation, fully fitted wardrobes.

En-Suite Shower Room - 5'11 x 5'11 - Shower cubicle, electric shower, white w/c & wash basin, lovely tiling to walls & floor, spotlights to ceiling, UPVC double glazed window.

Bedroom Two - 10'10 x 8'6 - UPVC double glazed window, radiator, the rear elevation, fully fitted wardrobes.

Bedroom Three - 10'10 x 6'7 - UPVC double glazed window, radiator, fully fitted wardrobes.

Main Bathroom - 6'7 x 4'11 - Modern white suite, bath, w/c & wash basin, lovely ceramic tiling to walls & floor, modern power rainfall shower, UPVC double glazed window.

*****NO ONWARD CHAIN*****

Must be seen to be appreciated! Contact one of our friendly sales staffs on 01204 800766,

Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the



- Gas Central Heating • Local Amenities • Sought After Development • Perfect For First Time Buyers • No onward chain sale

details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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