

Higher Clough Close, Bolton, BL3 4WJ

Offers Over £290,000

Council Tax Band: C



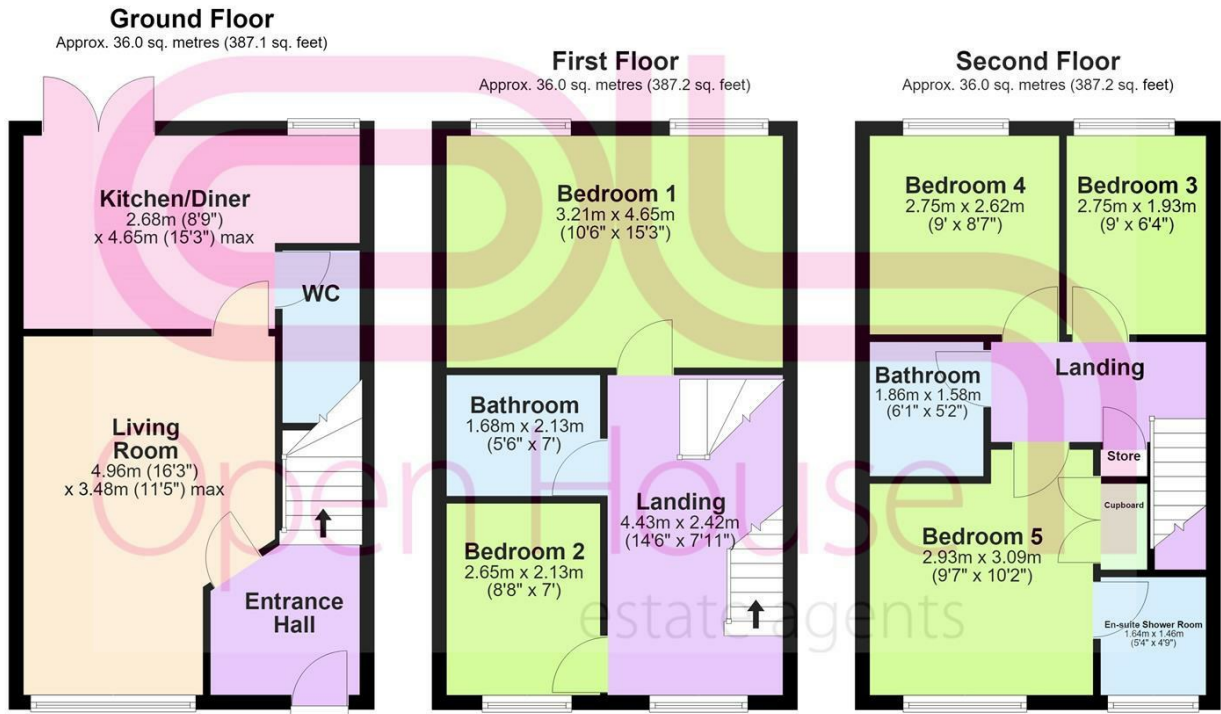
An impressive five-bedroom family home arranged across three floors. The ground floor offers a spacious lounge, modern fitted kitchen and WC. The first floor has two bedrooms and a family bathroom, while the second floor provides three further bedrooms, including a principal bedroom with en-suite, plus a second family bathroom. Rear garden and secure gated residents' parking.

Key Features:
Five bedrooms, three-storey accommodation, principal bedroom with en-suite, two family bathrooms, downstairs WC, spacious lounge, modern fitted kitchen, rear garden, secure gated residents' parking.

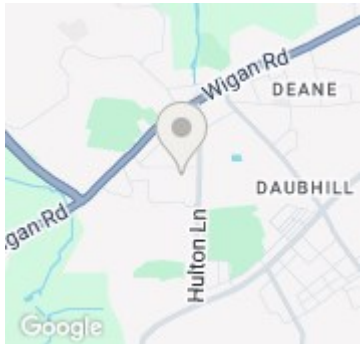
Location Highlights:
Situating on Higher Clough Close, conveniently located for local schools, shops and everyday amenities, with good access to Bolton town centre and transport connections across the surrounding areas.



404 Derby Street, Bolton, BL3 6LS
01204 589600
bolton@localagent.co.uk
www.openhousebolton.co.uk



Total area: approx. 107.9 sq. metres (1161.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	
EU Directive 2002/91/EC		