

Edge Hill Road, Bolton, BL3 3TF  
Offers Over £220,000  
Council Tax Band: B



This three-bedroom semi-detached home offers spacious and practical family accommodation with two reception rooms, a private garden, and off-street parking.

**Key Features:**

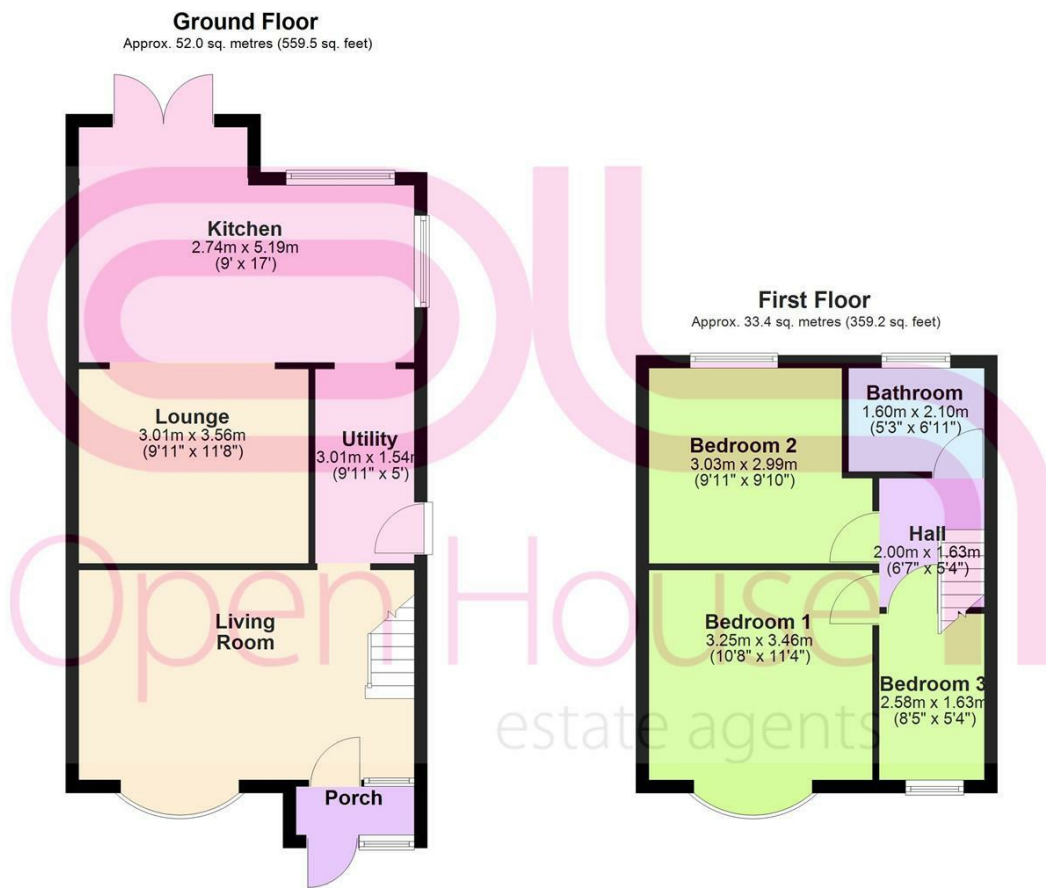
Three bedrooms, two reception rooms, fitted kitchen, family bathroom, private rear garden, and off-street parking.

**Location Highlights:**

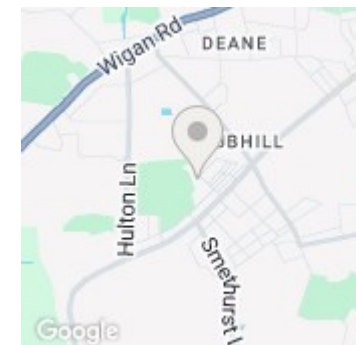
Situated on Edge Hill Road in Bolton, close to local amenities, schools, parks, and excellent transport links to Bolton town centre and surrounding areas.



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 bolton@localagent.co.uk  
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Total area: approx. 85.3 sq. metres (918.7 sq. feet)



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

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