

Edge Hill Road, Bolton, BL3 3TF
Offers Over £215,000
Council Tax Band: A



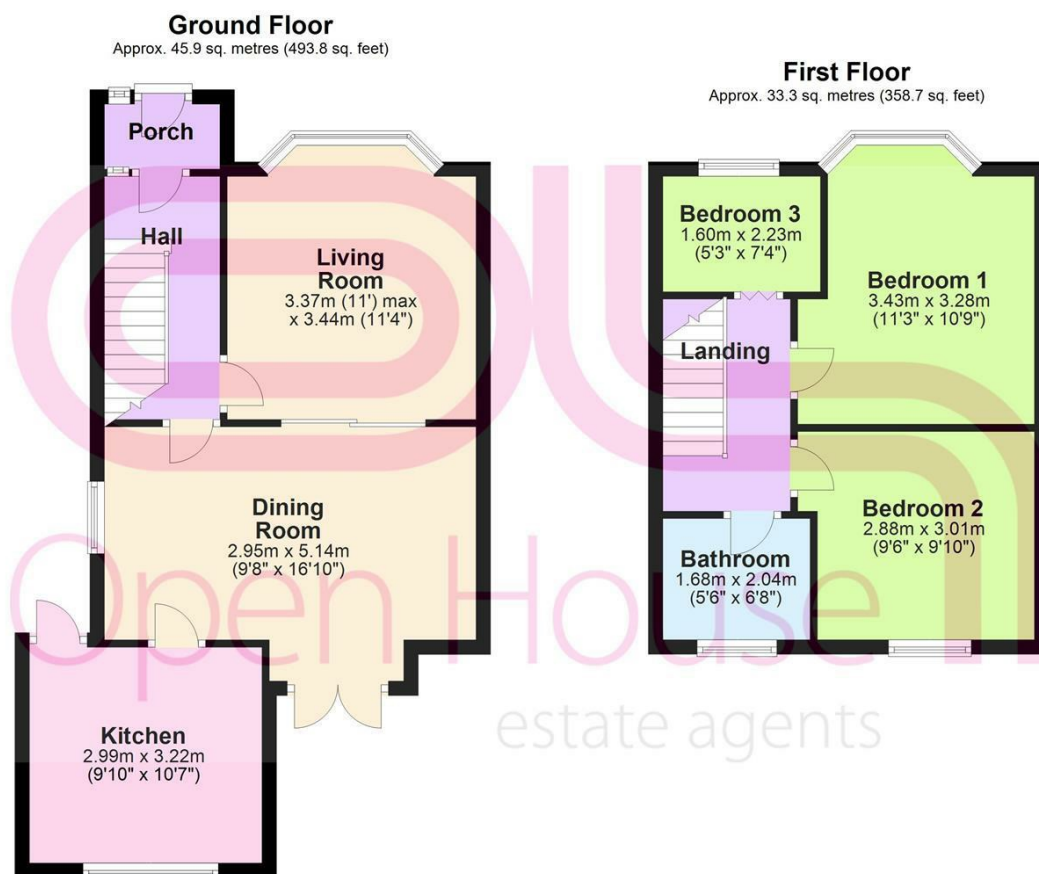
This beautiful 3 bedroom property is located in an area ideal for its large variety of local amenities offering restaurants, entertainment and supermarkets nearby. Convenience is a guarantee with this property. Unwinding after a hard day's work becomes easy in this home.

This property is ideal for families as each bedroom is generously sized. The kitchen is perfectly designed for efficient cooking, promising ease with each meal. With two large living rooms, this property promises ample space for gatherings with family and friends.

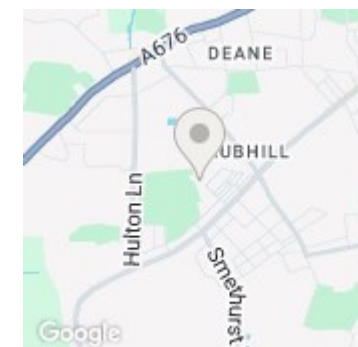
The lush garden assures relaxation as enthusiastic hobbyists will greatly benefit from the opportunity for further personalisation. The property's windows overlook the beautiful garden, allowing gorgeous scenery to accompany your enjoyment of this house. The garden is also perfect for families with kids as it provides a safe and secure environment for outdoor play.



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Total area: approx. 79.2 sq. metres (852.5 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		EU Directive 2002/91/EC	