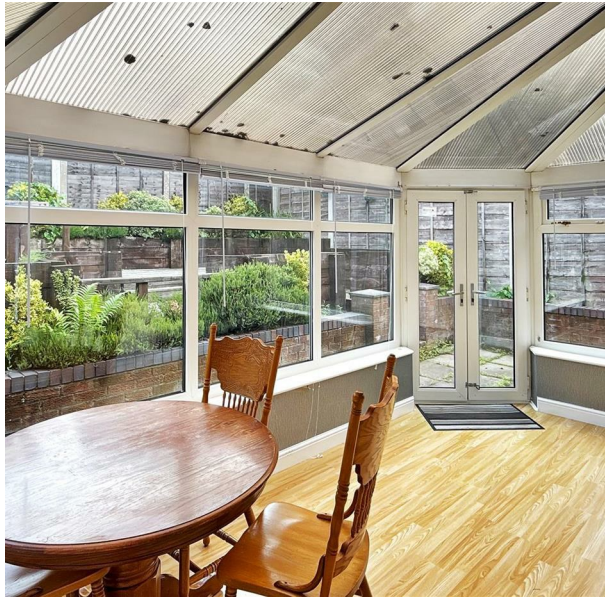


Cringle Close, Bolton, BL3 4XT

Offers Over £250,000

Council Tax Band: C



Nestled in the charming area of Cringle Close, Bolton, this delightful detached house offers a perfect blend of comfort and convenience. Built in 1984, the property boasts a well-thought-out layout that is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The room is filled with natural light, creating a warm and airy environment. The house features three generously sized bedrooms, each offering ample space for personalisation and comfort. These rooms are perfect for family members or guests, ensuring everyone has their private sanctuary.

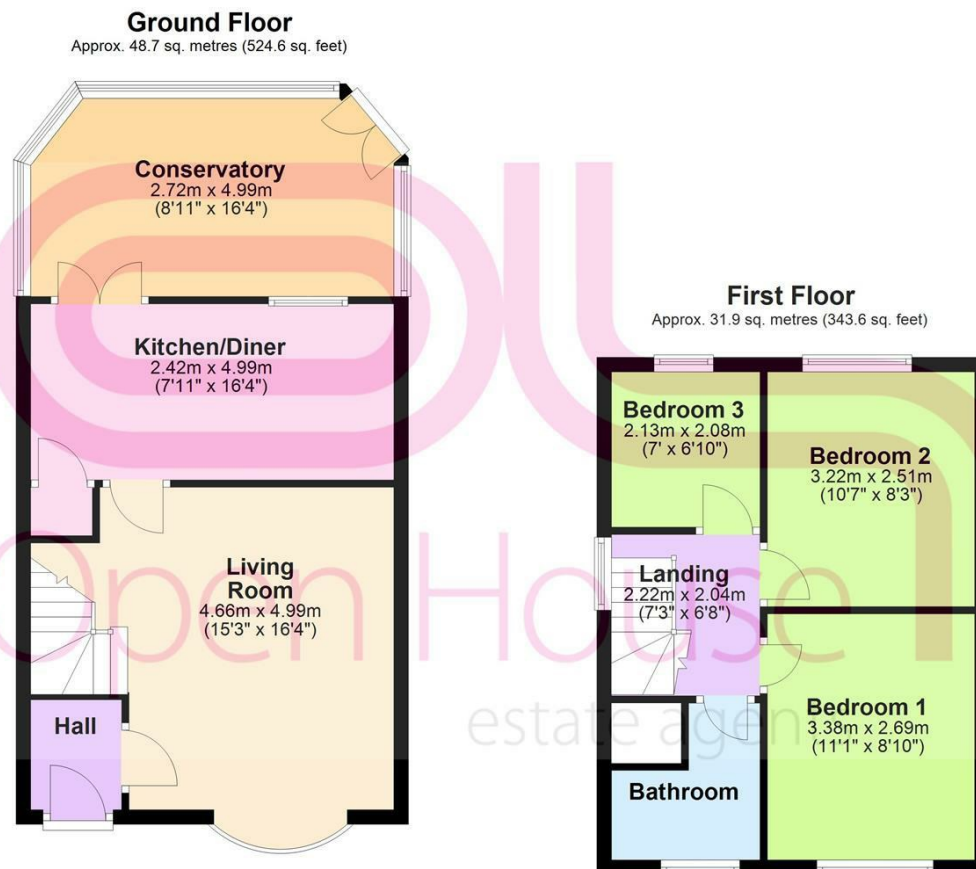
The property includes a well-appointed bathroom, designed for both functionality and style. It provides a serene space to unwind after a long day. The kitchen, while not specified, is typically a focal point in homes of this era, often featuring practical layouts that cater to everyday living.

Outside, the property boasts a garden area, ideal for enjoying the fresh air or hosting summer gatherings. The location near Ladybridge is ideal, with local amenities, schools, and parks within easy reach, making it a convenient choice for families and professionals alike.

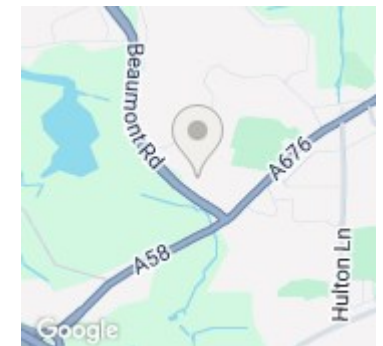
This detached house on Cringle Close presents an excellent opportunity for those looking to settle in a friendly neighbourhood. With its spacious interiors and potential for personal touches, it is a property that truly feels like home. Don't miss the chance to make this lovely house your own.



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



Total area: approx. 80.7 sq. metres (868.3 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	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	