

**Mancroft Avenue, Bolton, BL3 3AA**  
**Offers Over £170,000**  
**Council Tax Band: B**



Welcome to Mancroft Avenue, a semi-detached house featuring a larger outer house and a private driveway!

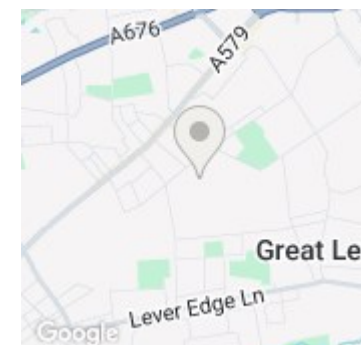
This four-bedroom terraced house in Bolton offers a lot of free space! With generously sized rooms, high ceilings, and large windows that bring in plenty of natural light, the property feels bright and airy throughout.

The ground floor takes you to the reception room which creates a welcoming atmosphere for gatherings, with also a bathroom on the same floor for easy access and convenience. Upstairs onto the first floor, you will find generously sized bedrooms, each giving a lot of space and flexibility for family living. The layout ensures privacy and comfort, with well-spaced rooms that provide a sense of openness.

Outside, the home benefits from a private driveway, a front garden with enough space for parking, and a larger outer house that offers excellent potential for additional storage or workspace. Situated in a well-connected area, this property is ideal for families or professionals looking for a comfortable and versatile home.



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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	