





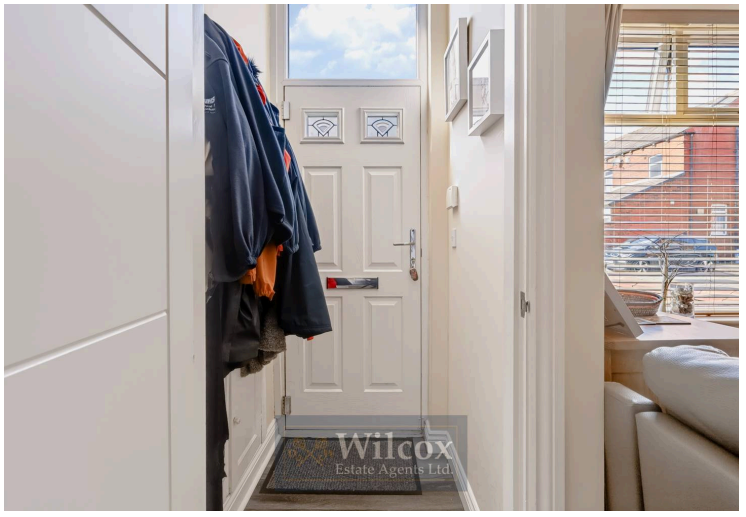
76 Melrose Avenue, Bolton

£220,000 Leasehold

Three bedroom end of terrace property • Modern high gloss white kitchen with integrated fridge and freezer • Fitted wardrobes in all three bedrooms • Three piece bathroom suite with chrome power shower over the bath • Orangery • Low maintenance front and rear garden • Walking distance to great schools both primary and secondary • Close to Moss Bank Park and Doffcocker Lodge • Close to local amenities • Close to Bolton School

Wilcox Estate Agents Ltd.







This beautifully presented three bedroom end of terrace property offers spacious and contemporary accommodation, ideal for families and professionals alike. The home features a modern high gloss white kitchen, complete with integrated fridge and freezer, providing both style and functionality for everyday living. All three bedrooms benefit from fitted wardrobes, ensuring ample storage and a streamlined finish throughout. The family bathroom is equipped with a three piece suite, including a chrome power shower over the bath, perfect for both relaxing and practical use.

An inviting orangery at the rear of the property provides a versatile space for dining, entertaining or simply enjoying views of the garden in comfort. The property is designed with low maintenance living in mind, featuring easy-care front and rear gardens. Situated within walking distance of excellent primary and secondary schools, including the renowned Bolton School, the location is ideal for families seeking quality education options. Residents will also appreciate the proximity to Moss Bank Park and Doffcocker Lodge, offering ample opportunities for outdoor recreation. Local amenities, shops and transport links are all close at hand, making this property a convenient and desirable choice for modern living.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Externally, the property boasts a flagged front yard bordered by a low level brick wall, creating a welcoming and tidy approach. The rear garden is similarly low maintenance, with full flagging for ease of care and year-round useability. A composite shed and a timber shed provide generous outdoor storage solutions, ideal for gardening equipment, bikes or seasonal items. The rear garden is enclosed by a brick wall surround, offering privacy and security, while a roller shutter adds an additional layer of convenience for access and peace of mind. This well designed outdoor space is perfectly suited for al fresco dining, relaxing in the sunshine or safe play for children and pets. The combination of practical features and thoughtful landscaping ensures that the outside areas complement the modern interior, making this a superb home both inside and out.