



16 Pemberton Street, Bolton
£155,000

Miller Metcalfe
Every step of the way

16 Pemberton Street

Bolton

Attention First Time Buyers! Beautifully Presented Two Bedroom Home In Popular Astley Bridge

Looking for your first home that you can move straight into and enjoy from day one? This beautifully presented two-bedroom mid-terraced property on the ever-popular Pemberton Street certainly fits the bill. Immaculately maintained by the current owner and finished throughout with tasteful, neutral décor, the home is ready for its next owners to simply unpack and settle in.

The accommodation is both practical and inviting, beginning with a spacious lounge that provides the perfect place to relax. To the rear, a stylish fitted kitchen offers a range of base and eye-level units together with ample space for a dining table, creating an ideal setting for everyday living and entertaining.

Upstairs, the property offers two well-proportioned bedrooms, with the second bedroom benefiting from a unique and stylish mezzanine level. This versatile additional space could be utilised as a guest sleeping area, home office, children's play space or creative studio, adding a distinctive feature rarely found in similar homes.

We feel this property would make an excellent purchase for a first-time buyer looking to take their first step onto the property ladder. It would also appeal to those wishing to downsize without compromising on presentation or comfort.

Pemberton Street enjoys a quiet and well-established position just off Blackburn Road in Astley Bridge. A fantastic range of local amenities are within easy reach, including shops, supermarkets, schools and leisure facilities, while excellent transport links provide convenient access to Bolton, Chorley, Preston, Manchester and beyond.

Accommodation briefly comprises an entrance leading into the welcoming lounge, with a stylish fitted kitchen and dining area positioned to the rear. To the first floor are two bedrooms, including the versatile mezzanine feature to the second bedroom, together with a modern three-piece family bathroom.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

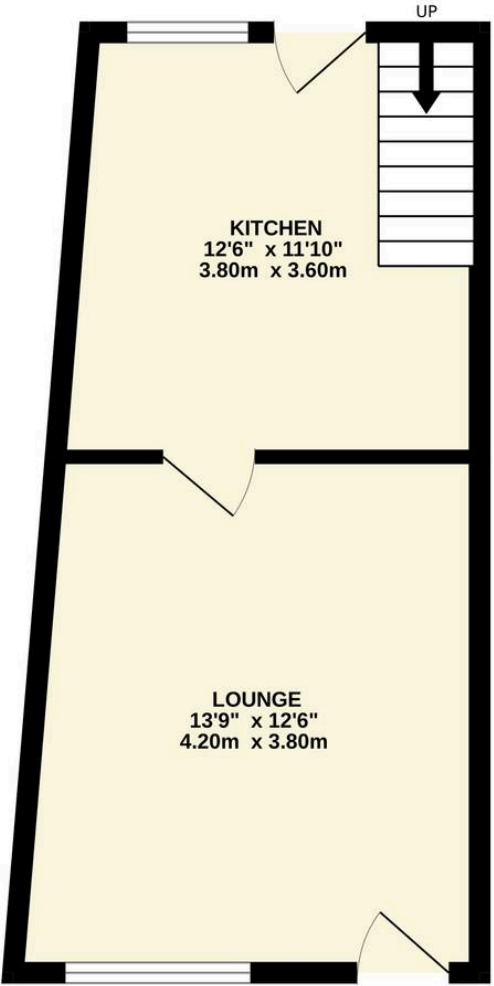




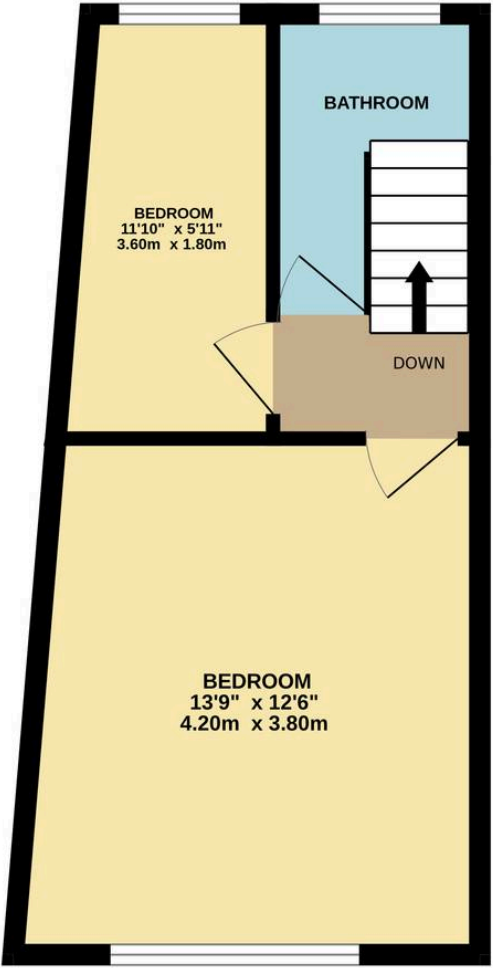




GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

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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