



9 Millbank Gardens, Bolton
£125,000

Miller Metcalfe
Every step of the way

9 Millbank Gardens

Bolton

Two Bedroom First Floor Apartment | Private Front Door & Separate Entrance | Long Lease | No Onward Chain

Situated within Millbank Gardens, a small and well-regarded development just off Ivy Road, this bright and airy two bedroom first floor apartment offers an excellent opportunity for a first-time buyer, young couple or buy-to-let investor. One of the standout features is the **private front door with its own staircase leading to the first floor**, offering a degree of independence that sets it apart from many conventional apartment developments.

The accommodation is well proportioned throughout, with a bright living space providing a comfortable place to relax, alongside a fitted kitchen and three-piece bathroom suite. There are also two generous bedrooms, making this a practical home with flexibility for guests, working from home or additional storage.

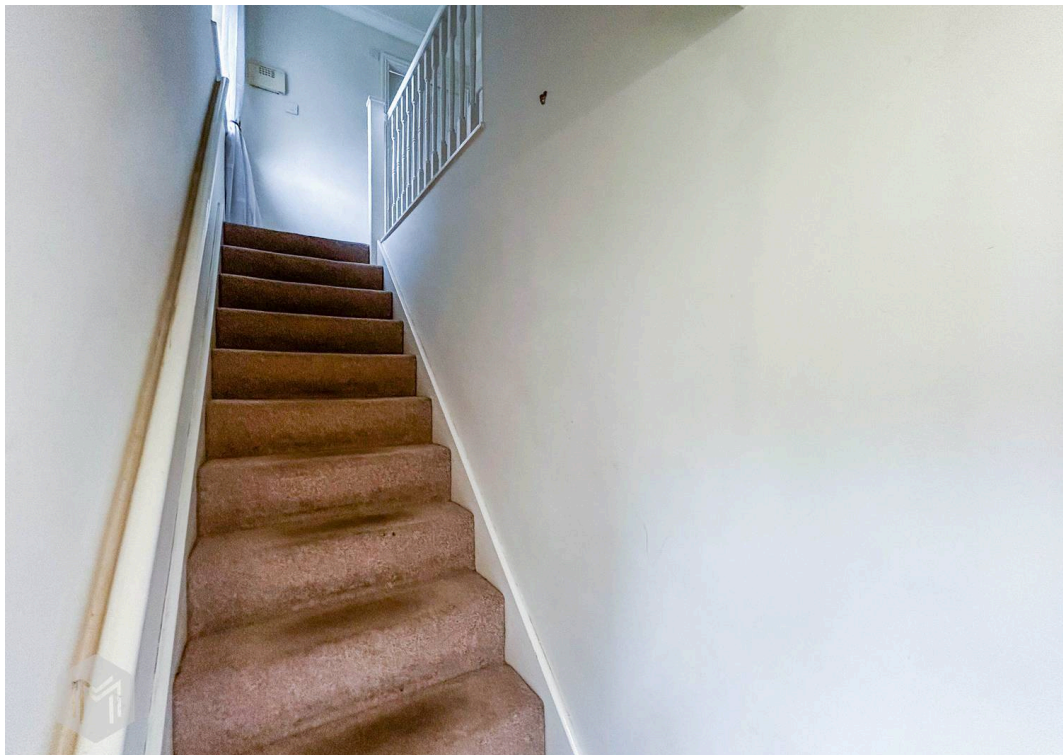
The development is particularly appealing for those seeking a quieter setting, with Millbank Gardens comprising a small collection of apartments and **well-kept communal gardens** in a well-regarded residential location. Positioned in Smithills just off Ivy Road, the property is conveniently placed for local supermarkets, schools, leisure facilities and other everyday amenities.

With a **long lease and no onward chain**, this is an appealing opportunity for buyers looking for a straightforward purchase, whether taking their first step onto the property ladder or adding a property to their rental portfolio.

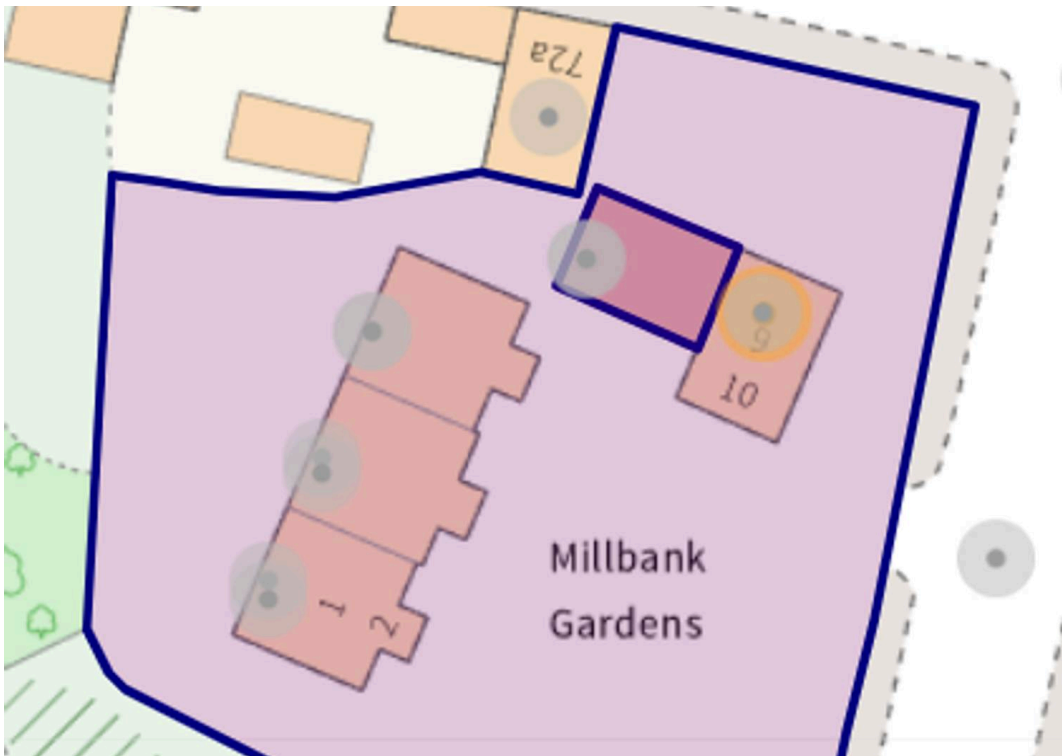
Council Tax band: B

Tenure: Leasehold

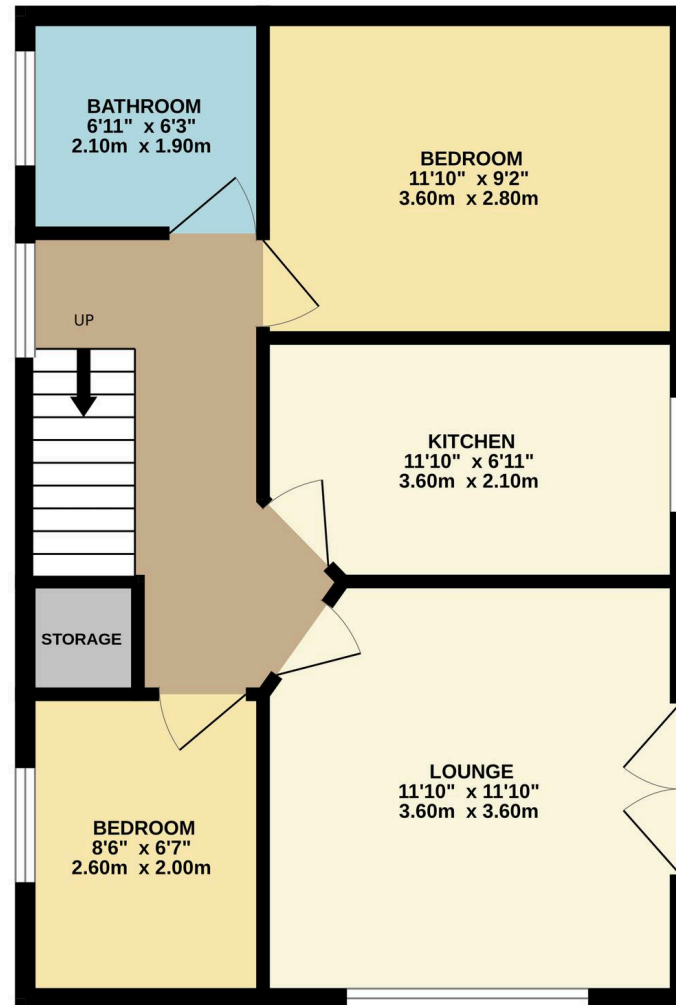








GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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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Miller Metcalfe Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

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