



Astley Road, Bolton

Offers in Region of £310,000

Miller Metcalfe
Every step of the way

4 Astley Road

Bolton

Situated in a popular and well-established residential area, this impressive four-bedroom semi-detached house offers spacious accommodation throughout, making it the perfect family home. The property is thoughtfully arranged across three floors and features a welcoming entrance hall leading to a generously proportioned living room with a large window that allows plenty of natural light. The adjoining dining area offers an ideal space for entertaining guests, while the modern fitted kitchen is equipped with ample storage and workspace, perfect for preparing family meals. Upstairs, you will find three well-sized bedrooms, each offering comfortable accommodation, as well as a contemporary family bathroom. To the second floor is the main master bedroom and dressing room. The property is tastefully decorated in neutral tones, providing a blank canvas for personalisation. Additional benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

Externally, the house boasts gardens to both the front and rear, providing ample outdoor space for relaxation and play. The front garden has flower borders and is used as a driveway offering off-road parking for multiple vehicles. The rear garden is a true highlight, featuring a well-maintained lawn, established borders, and a paved patio area that is perfect for alfresco dining or enjoying summer evenings with the family. A charming summerhouse is situated at the rear of the garden (ideal for use as a home office, studio, or relaxation space), adding further versatility to the outdoor area. The garden is fully enclosed, offering a safe and private environment for children and pets. This property combines generous internal living space with attractive outdoor features, making it a rare find in such a sought-after location. Early viewing is highly recommended to appreciate all that this delightful family home has to offer.

Council Tax band: C

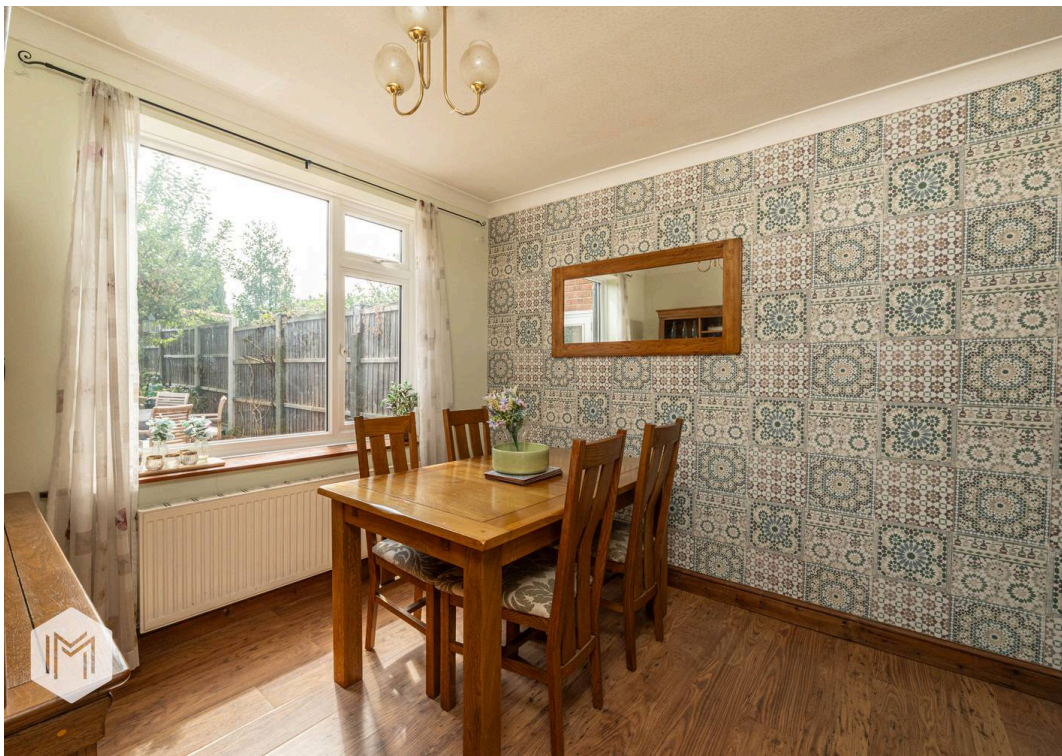
Tenure: Leasehold

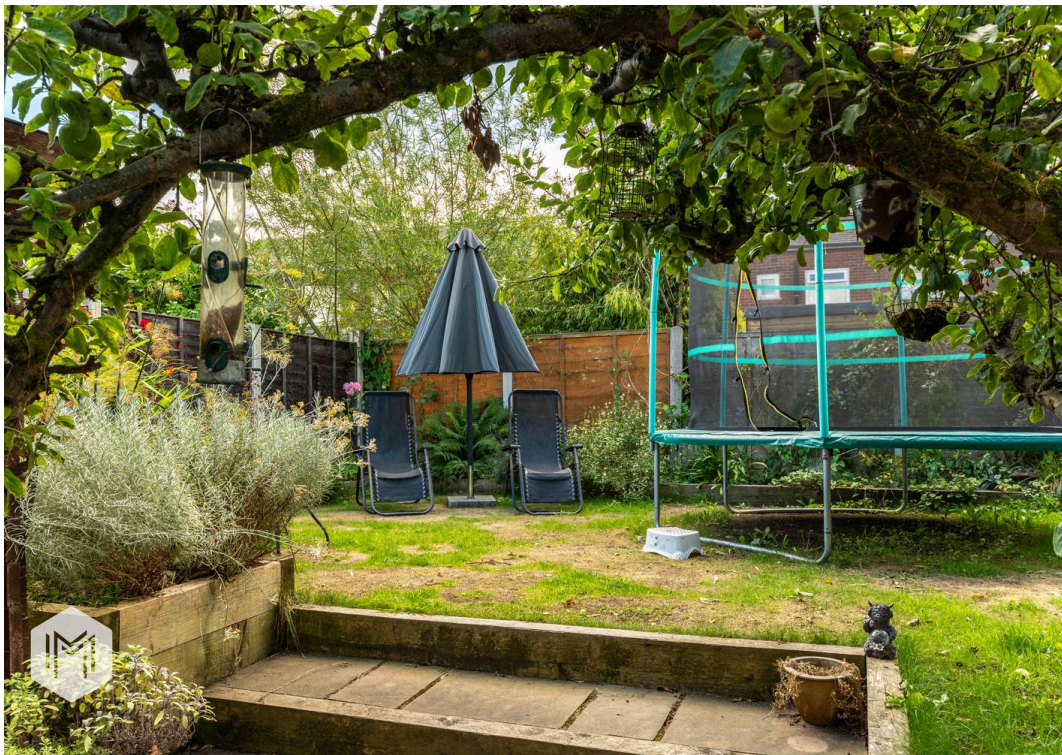
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

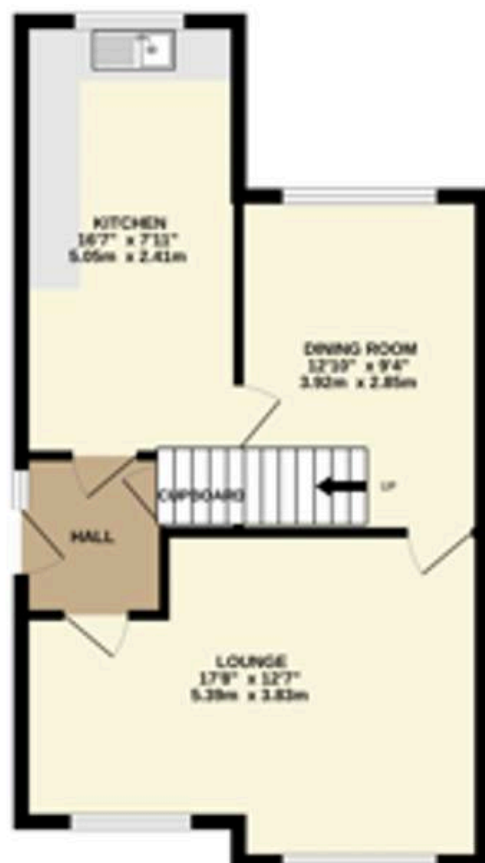




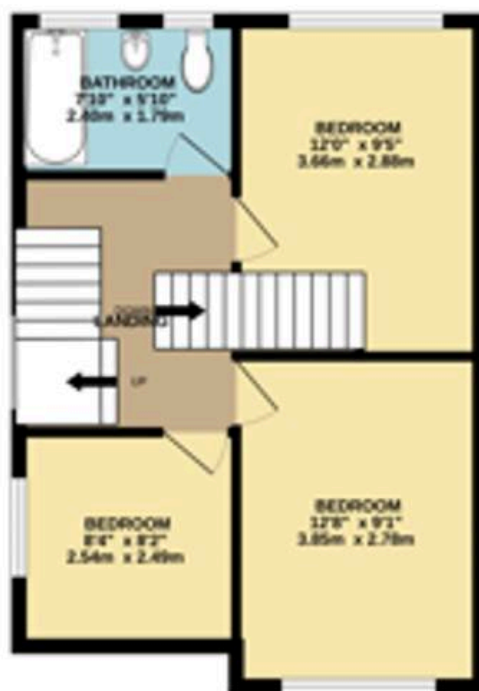




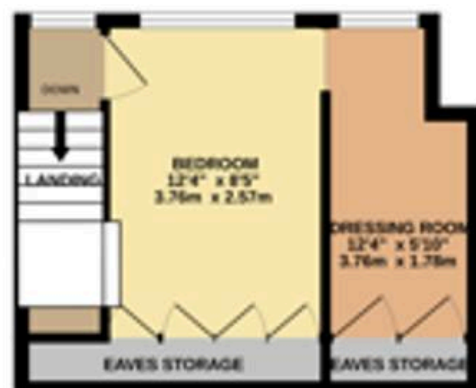
GROUND FLOOR
493 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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