



15 Bryants Field, Bolton
£390,000

Miller Metcalfe
Every step of the way

15 Bryants Field

Bolton

Occupying a private and enviable position, nicely tucked away at the foot of the hugely popular tree-lined cul-de-sac that is Bryants Field stands this wonderful three bedroom home available with no onward chain. The property, which has been a much-loved family home for many years benefits from a large plot with plenty of parking, a single garage and an enchanting rear garden that is a complete sun-trap and offers immense privacy. Step inside to discover a well kept property that offers two generous reception rooms perfect for separate living/dining spaces, a fitted kitchen, three generous bedrooms plus a charming conservatory to the rear. We think the house would make a perfect purchase for a growing family looking for more space and add their own stamp to a property situated in one of Bolton's finest locations. Bryants Field is a quiet and well regarded Lostock location popular with families. The outstanding Lostock Primary School is a short walk away as is Lostock train station, perfect for commuters to the city and beyond. There's also a great selection of other amenities on the doorstep such as shops, leisure facilities and supermarkets. In brief, the accommodation comprises; entrance door leading to a warm and welcoming hallway. A door leads to a ground floor cloakroom. On the left are two generous reception rooms that lead to a charming conservatory at the rear. The hallway leads to a spacious fitted kitchen with a combination of base and eye level fitted units. Take the stairs to the first floor and you'll find two double bedrooms, a single bedroom and a fitted bathroom suite. Externally, a driveway can be found at the front leading to a single garage. At the rear, a beautifully kept garden is a complete show-stopper and perfect for children and those that enjoy spending time outside. In accordance with our regulatory obligations, we are required to carry out Anti-Money Laundering (AML) checks on all relevant individuals. A fee of £25 per person will be charged to cover the cost of conducting these checks. This fee is non-refundable.

Council Tax band: TBD

Tenure: Leasehold

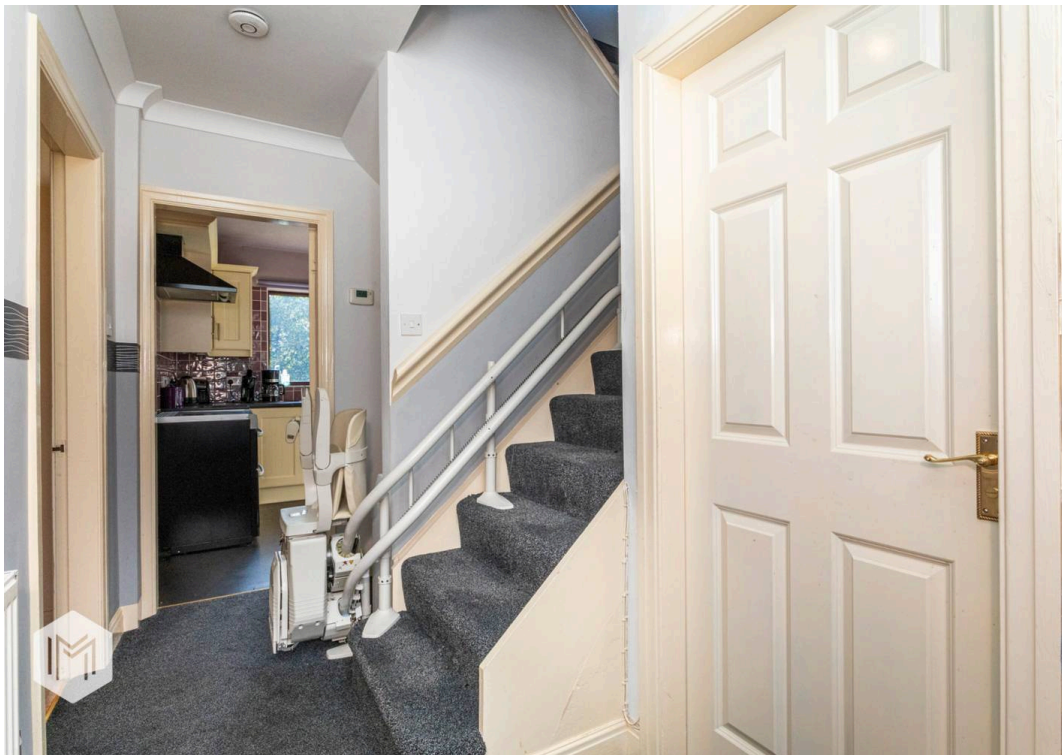
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

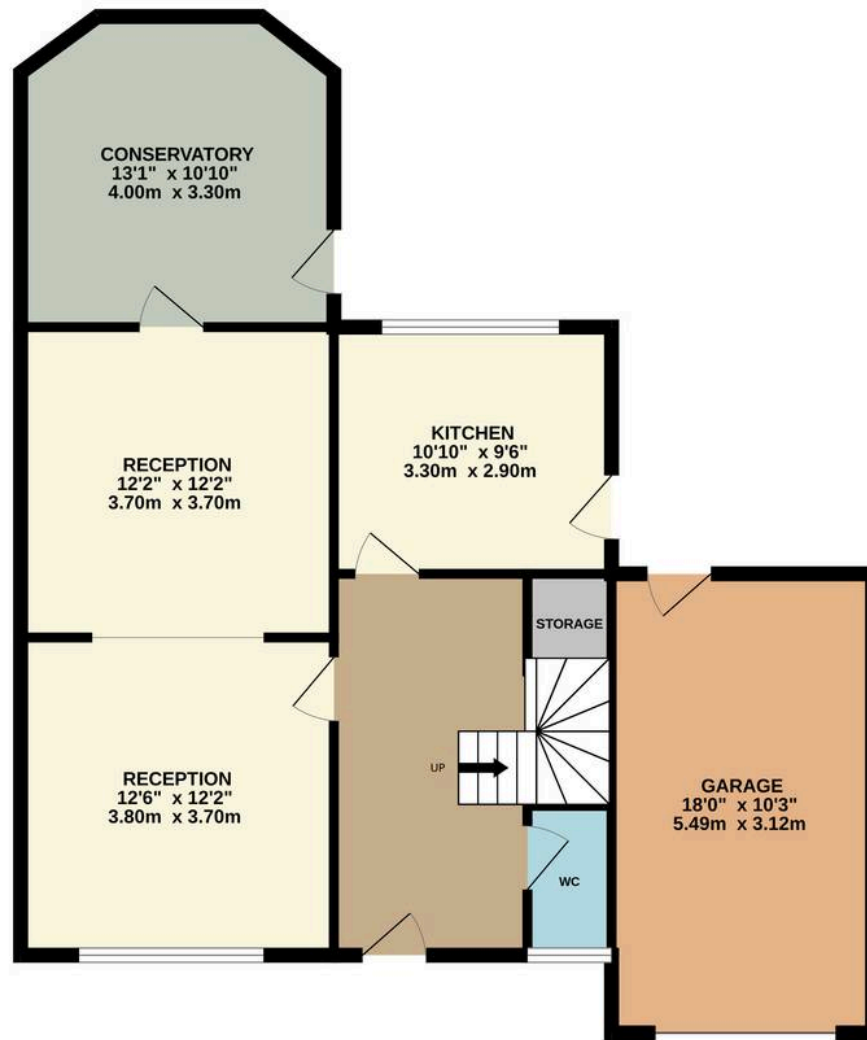




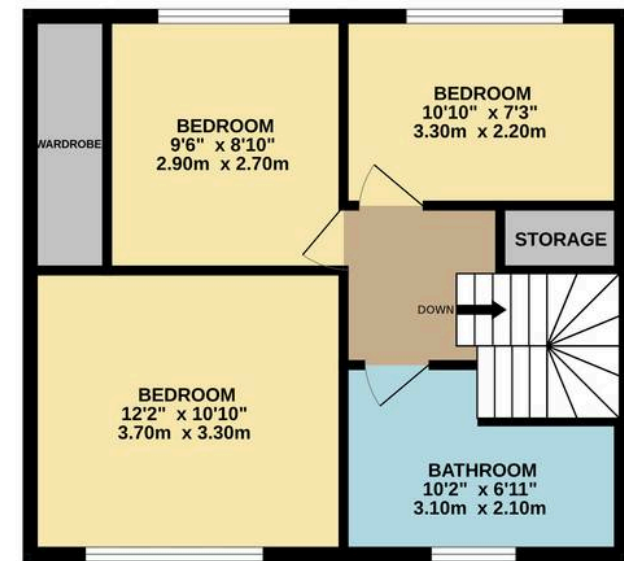




GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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.

Made with Metropix ©2025



Miller Metcalfe Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

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

Miller Metcalfe
Every step of the way