



21 Raimond Street, Bolton
£165,000

Miller Metcalfe
Every step of the way

21 Raimond Street

Bolton

Attention First Time Buyers | Impressive Two Bedroom Property With Substantial Loft Space

Located on a quiet road just off Cloister Street in Bolton BL1 stands this impressive two bedroom property that we think would make a great purchase for a first time buyer or growing family. Well positioned close to a number of excellent local amenities such as shops, schools and leisure facilities, the property offers space and convenience in equal measure.

Take advantage of a spacious lounge, impressive kitchen/dining area and two bedrooms with an additional loft space. Please note, we understand from the seller that the loft room has been completed in line with planning and building regulations and is currently awaiting final sign off from Bolton Council.

The accommodation briefly comprises: entrance vestibule with a door leading to a warm and welcoming lounge. Adjacent is a large kitchen/dining area with a combination of base and eye level fitted units and ample space to accommodate a dining table. Take the stairs to the first floor where you'll find two double bedrooms and a fully fitted bathroom suite. A door from the landing leads to another staircase which leads to the loft conversion. This can only be classed as a third bedroom once verified by the council. Please ask our sales team for more information.

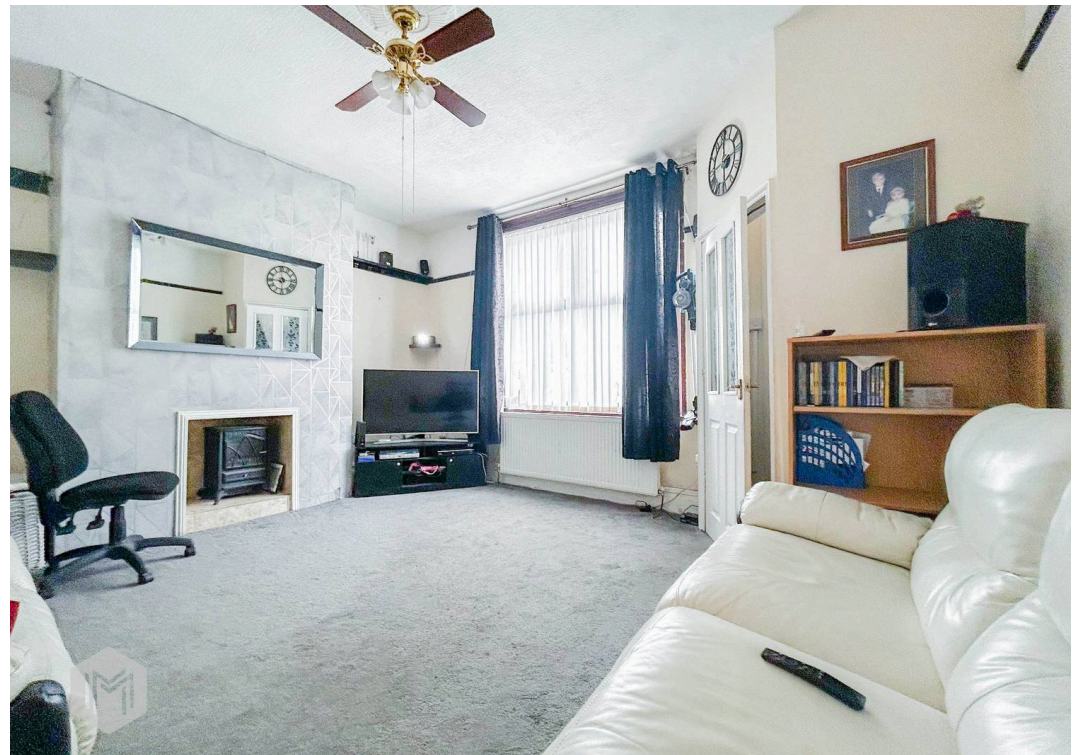
Council Tax band: A

Tenure: Leasehold

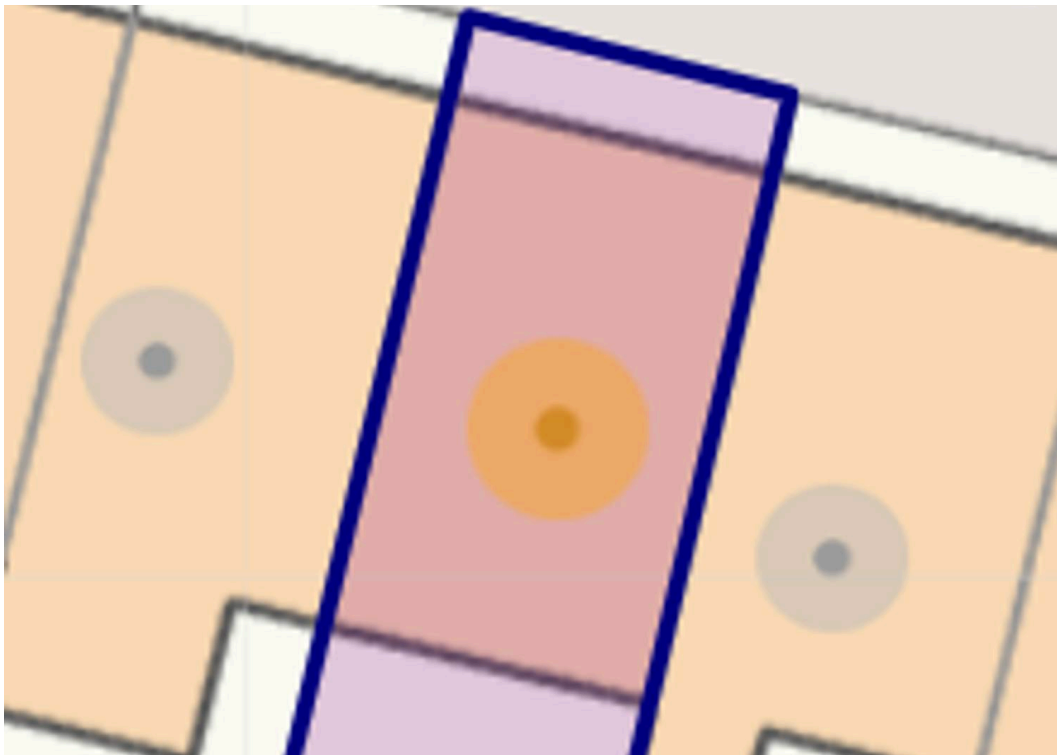
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

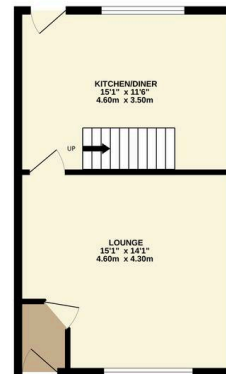




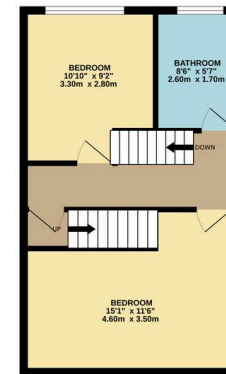




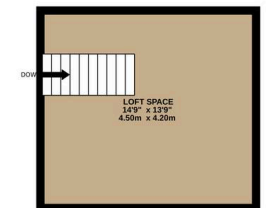
GROUND FLOOR
396 sq. ft. (36.5 sq.m.) approx.



1ST FLOOR
396 sq. ft. (36.5 sq.m.) approx.



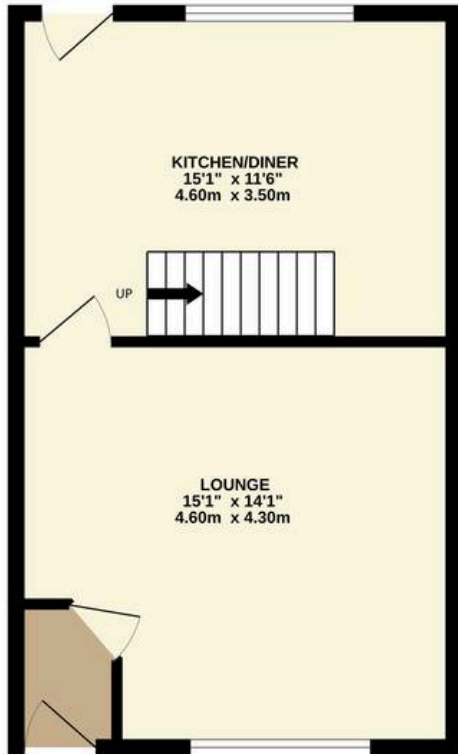
2ND FLOOR
216 sq. ft. (20.1 sq.m.) approx.



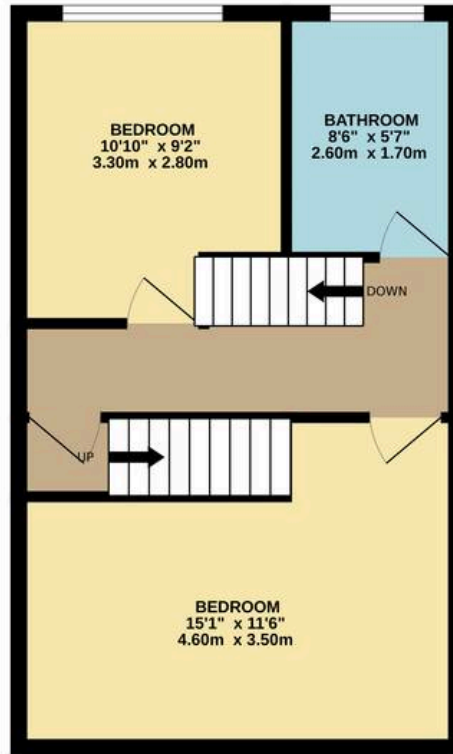
TOTAL FLOOR AREA : 1009 sq. ft. (93.7 sq.m.) approx.

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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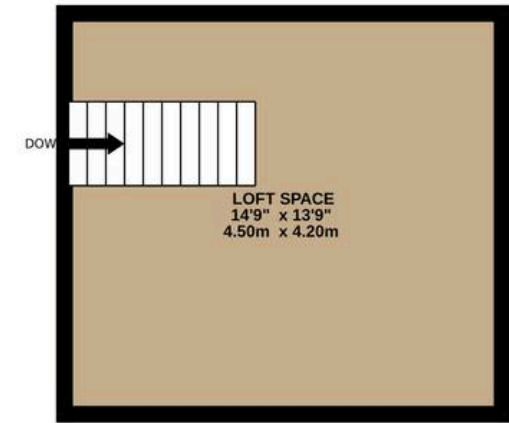
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

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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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