



62 Limefield Road, Bolton

Offers Over £410,000

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Every step of the way

62 Limefield Road

Bolton

Beautifully Presented Four Bedroom Family Home | Open-Plan Kitchen, Conservatory & Utility | Exceptional Space for Modern Family Living

Beautifully presented throughout, this well-appointed family home combines space, convenience and style to create the perfect setting for modern family living. Offering an exceptional amount of versatile accommodation, this much-loved property has so much to offer. With two generous reception rooms, it provides the ideal layout for larger families, featuring a bright and welcoming lounge alongside a separate sitting room, perfect for relaxing or spending time together. At the heart of the home is a stunning open-plan kitchen, which comfortably accommodates a dining table and flows seamlessly into an elegant conservatory, creating a wonderfully bright, airy and sociable space that is ideal for both everyday family life and entertaining guests.

Over the years, the property has been thoughtfully adapted to incorporate a fourth bedroom on the ground floor, complete with its own shower room and adjoining utility room. This incredibly versatile space offers a wealth of possibilities and could equally serve as a private home office, cosy snug or children's playroom, depending on your individual needs.

Immaculately presented from top to bottom, the property is a true credit to the current owner and presents a rare opportunity for a purchaser to move straight in while adding their own personal touch over time. Outside, the impressive plot continues to impress, with a beautifully maintained, private rear garden that enjoys an abundance of colour throughout the seasons, providing a peaceful and secluded outdoor retreat.

Limefield Road is a quiet and highly regarded residential address, ideally positioned just off Smithills Dean Road in Bolton. The ever-popular Smithills Country Park is only moments away, making it a fantastic location for families and those who enjoy outdoor pursuits. A wide range of well-regarded schools, shops, supermarkets and leisure facilities are also conveniently close by.

The accommodation briefly comprises an entrance vestibule leading into a bright, warm and welcoming hallway. To the front of the property is a spacious reception room, flooded with natural light, with an adjoining reception room creating a versatile additional living space, ideal for relaxing, entertaining guests, or enjoying a cosy evening in. To the rear, the impressive open-plan kitchen features a range of fitted base and wall units and flows effortlessly into the conservatory, creating a fantastic open living space. The kitchen also provides access to a practical utility room. Completing

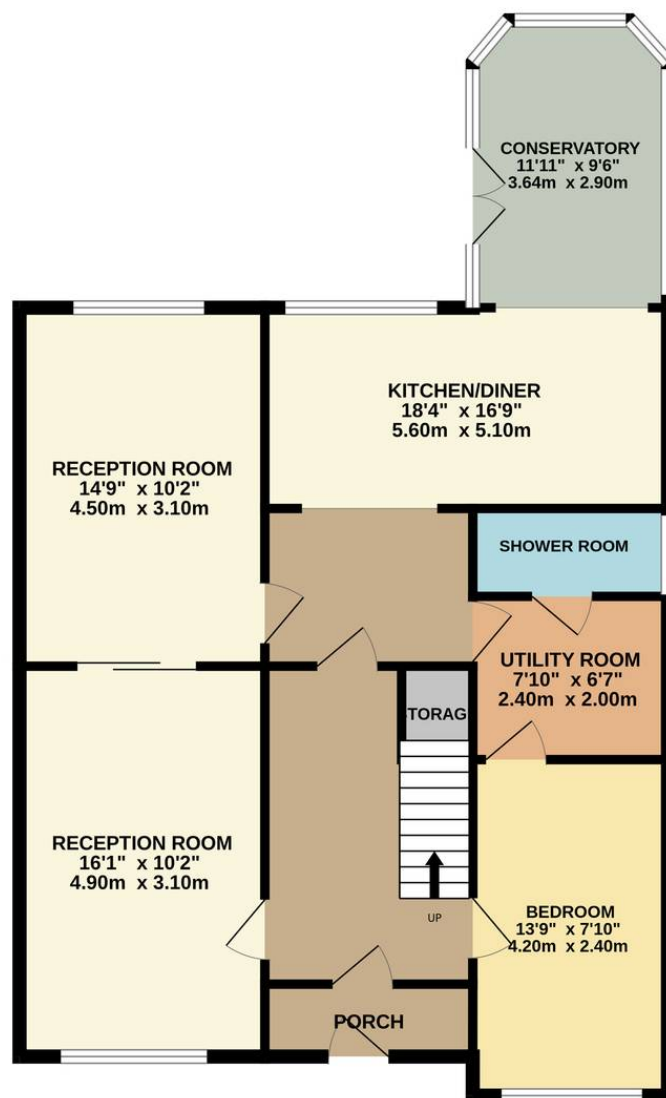




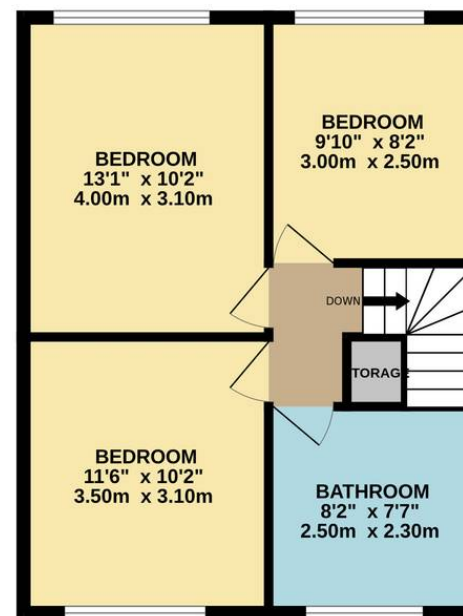




GROUND FLOOR
947 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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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