



243 Longfield Road, Bolton
£285,000

Miller Metcalfe
Every step of the way

243 Longfield Road

Bolton, Bolton

A heavily extended and substantial five bedroom semi-detached family home is being welcomed to the market in a hugely popular location. The property, which offers an abundance of living space is surely perfect for today's modern family living. Heavily extended over the years, the property is substantially larger than the majority of similar properties in the area and offers five generous bedrooms, two reception rooms and a separate kitchen. Furthermore, there's off road parking to the front, a substantial garage and well kept low maintenance garden to the rear. Internally, the house flows with a neutral and modern interior which is true credit to the current owner and is ready to move straight in and enjoy immediately. Longfield Road is a quiet and well regarded street located just off St Helens Road in Bolton. A number of popular amenities are on the doorstep such as shops, supermarkets, schools and leisure facilities. For those needing to commute and travel, there's great links to Bolton and beyond via the local motorway network. In brief, the accommodation comprises; entrance vestibule with a door leading to a bright and airy hallway. A door leads to a spacious lounge which flows into another reception room at the rear used as a dining room. Moving back through the hallway there's a door leading to a fitted kitchen which leads to the garage. There's also a cloakroom on the ground floor. Take the stairs to the first floor and you'll find four double bedrooms, a single bedroom and a family bathroom suite.

Council Tax band: C

Tenure: Freehold

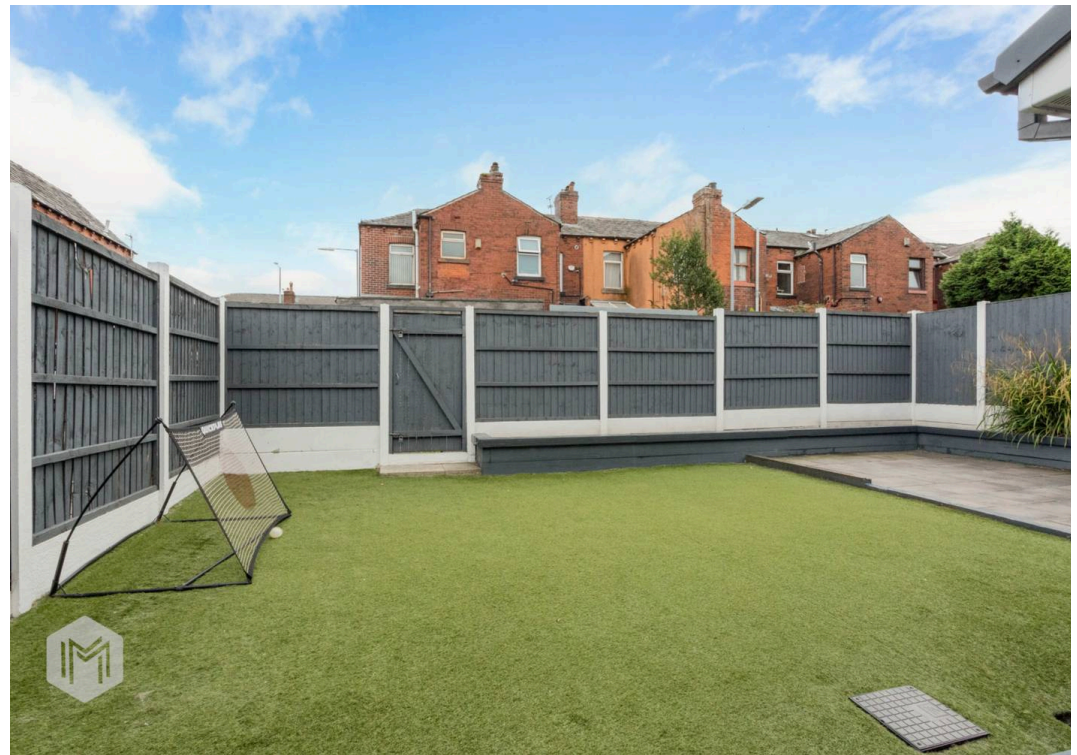
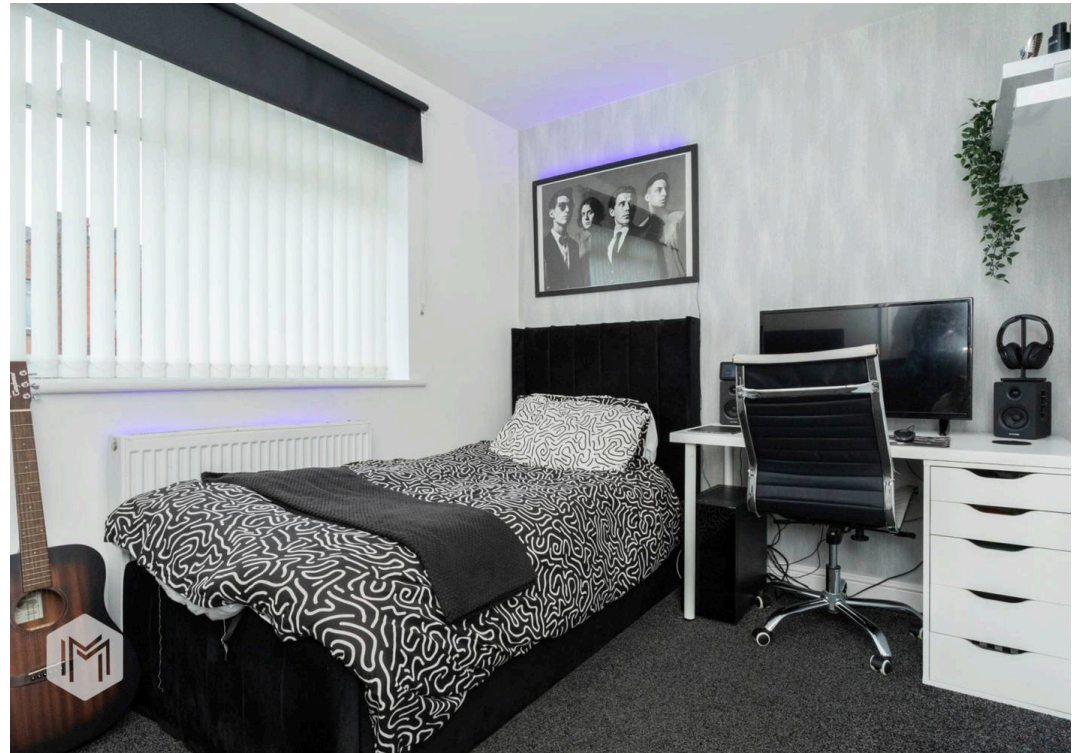
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

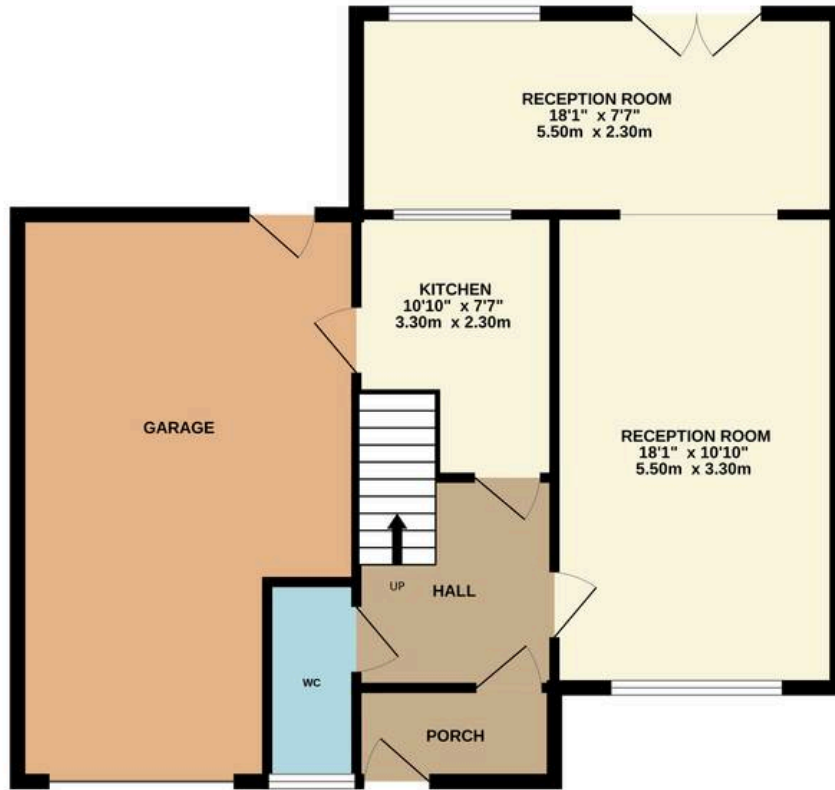




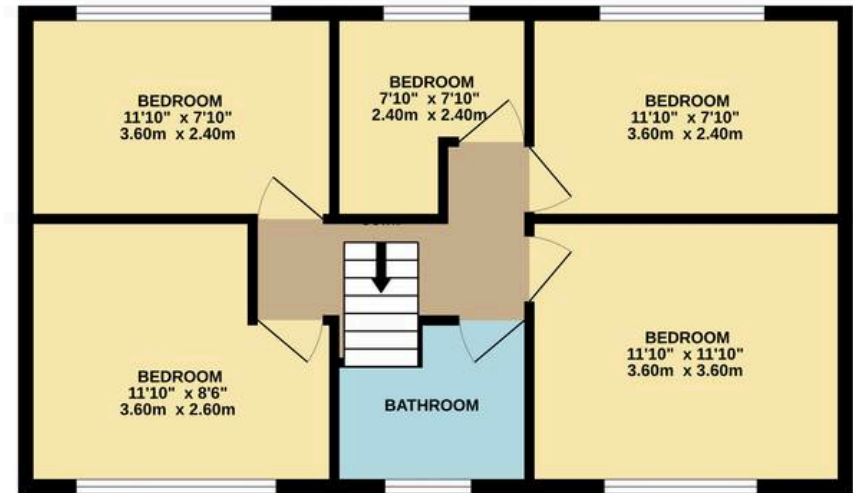




GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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