



96 Bolton Road, Pendlebury

Offers in Region of £270,000

Miller Metcalfe
Every step of the way

96 Bolton Road

Pendlebury, Manchester

* No Chain Involved - Early Internal Viewing Strongly Recommended *

Fabulous Extended Traditional Semi-Detached Family Home With Superb and Versatile Living Space, Exceptionally Well Presented Throughout, Attractive Private Gardens, Driveway Parking, Early Viewing Strongly Advised to Avoid Disappointment.

Situated within the much sought after area of Pendlebury in Swinton, Manchester, this fabulous traditional style semi-detached home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

Having been extended to the ground floor, the well-proportioned accommodation comprises an inviting entrance hallway, superb lounge with feature media wall and decorative living flame fire, a separate substantial orangery and a modern fitted kitchen with integrated appliances, whilst on the first floor a landing, three bedrooms plus a splendid modern three piece shower room/wc completes the internal living space.

Outside the property is garden fronted with a driveway providing ample off road parking and EV Charger. The splendid rear garden is private and offers excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many shops and amenities Swinton and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre and across the North West.

Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain Involved. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

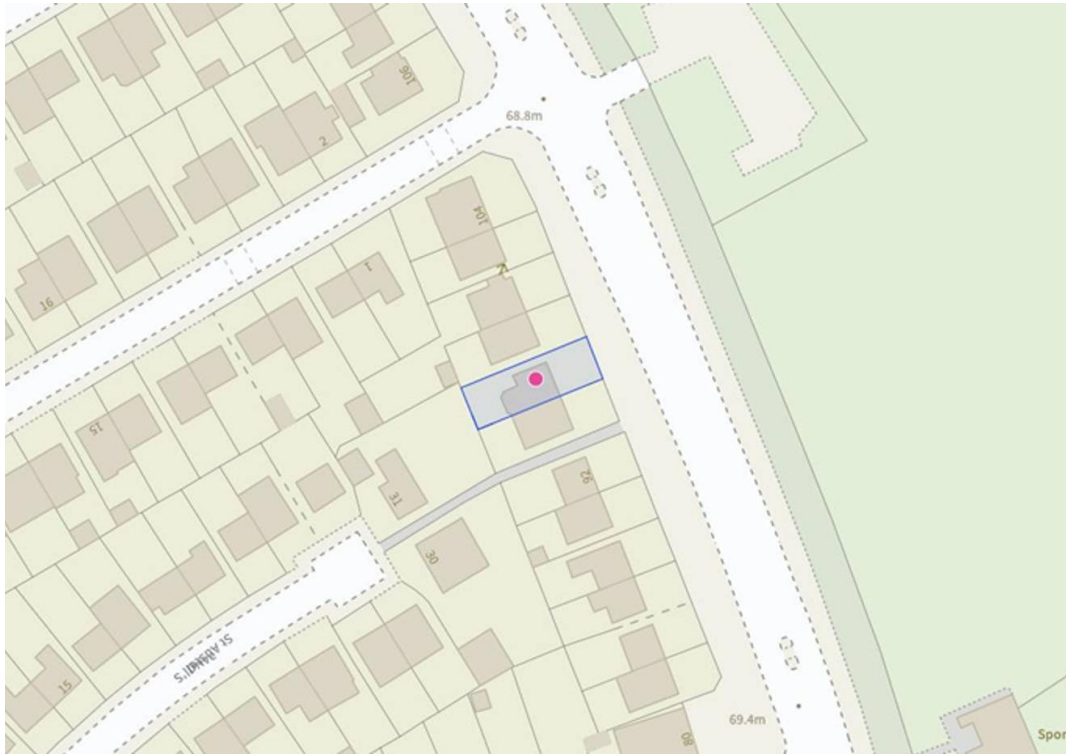
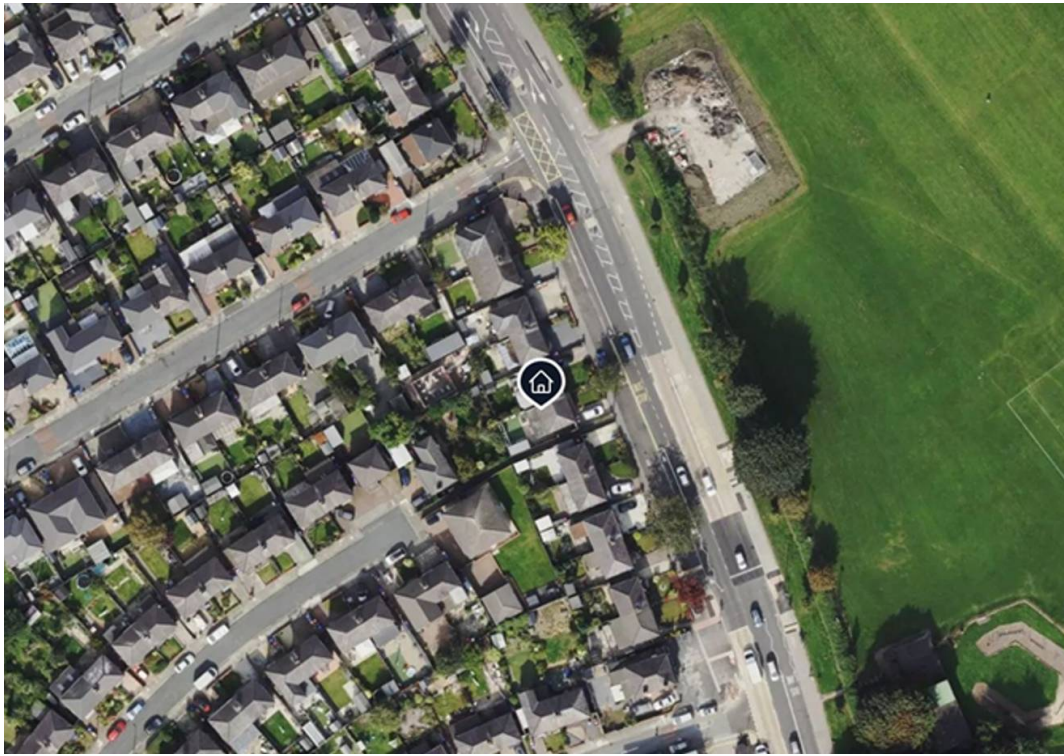
EPC Environmental Impact Rating:



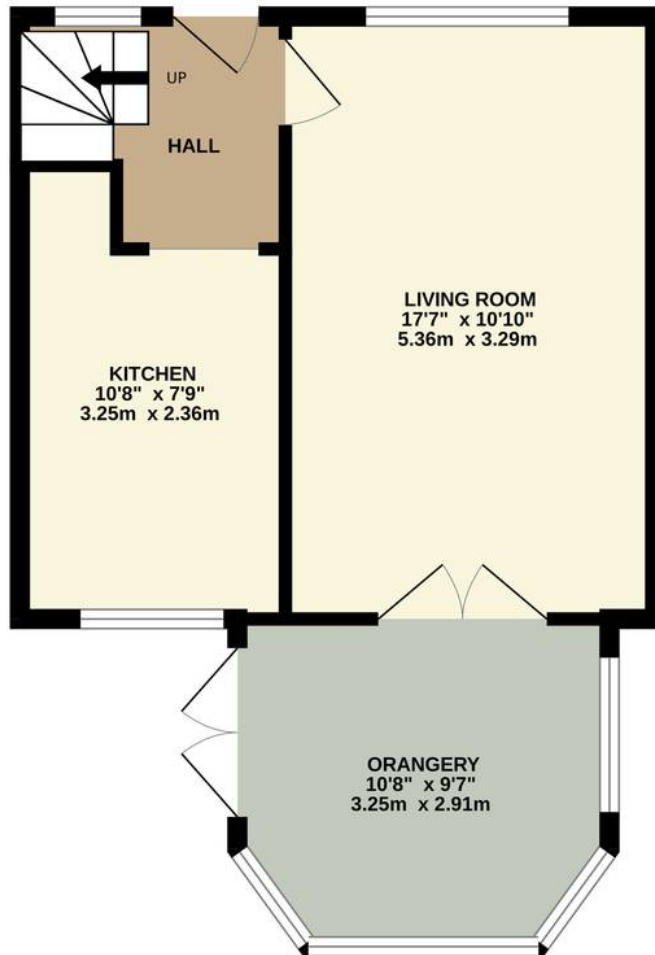




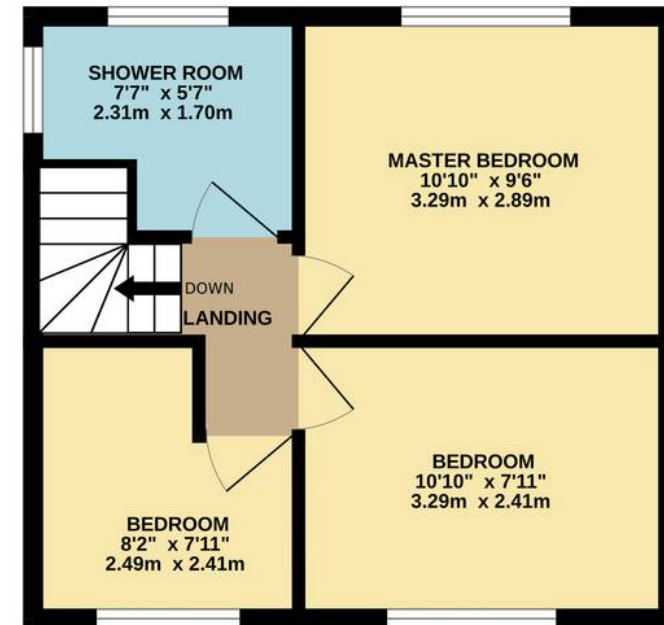




GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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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