





37 Hulme Road, Bolton

Offers Over £275,000

Miller Metcalfe
Every step of the way

37 Hulme Road

Bolton

Offered with no onward chain, this rare spacious three bedroom detached house which is situated on a corner plot and gives the opportunity to extend subject to the planning being approved presents an excellent opportunity for buyers seeking a good sized family home in a popular and well-established location. The property, while in need of modernisation, provides a versatile layout that will appeal to those looking to create a home tailored to their own tastes and requirements. Upon entering, you are greeted by a welcoming hallway that leads into a generously proportioned lounge (perfect for relaxing or entertaining) and a separate dining area that offers ample space for family meals and gatherings. The kitchen, which benefits from a practical layout and views to the rear, offers scope for updating and customisation. There is also a downstairs w.c. Upstairs, the property features three well-sized bedrooms, each offering comfortable accommodation and plenty of potential for personalisation, as well as a family bathroom. Throughout the home, large windows allow for plenty of natural light, creating a bright and airy atmosphere. Additional features include a driveway with car port providing off road parking (a valuable asset for busy households or visitors. There are also good sized gardens to the front, rear and side. With its flexible living spaces and strong sense of potential, this property invites buyers to reimagine and refurbish according to their own vision. The location is highly sought after, offering convenient access to local schools, amenities, and transport links, making this an ideal choice for families or professionals alike. This is a rare opportunity to acquire a detached home with so much promise in such a desirable area, and early viewing is highly recommended to appreciate the scope and possibilities this property presents.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

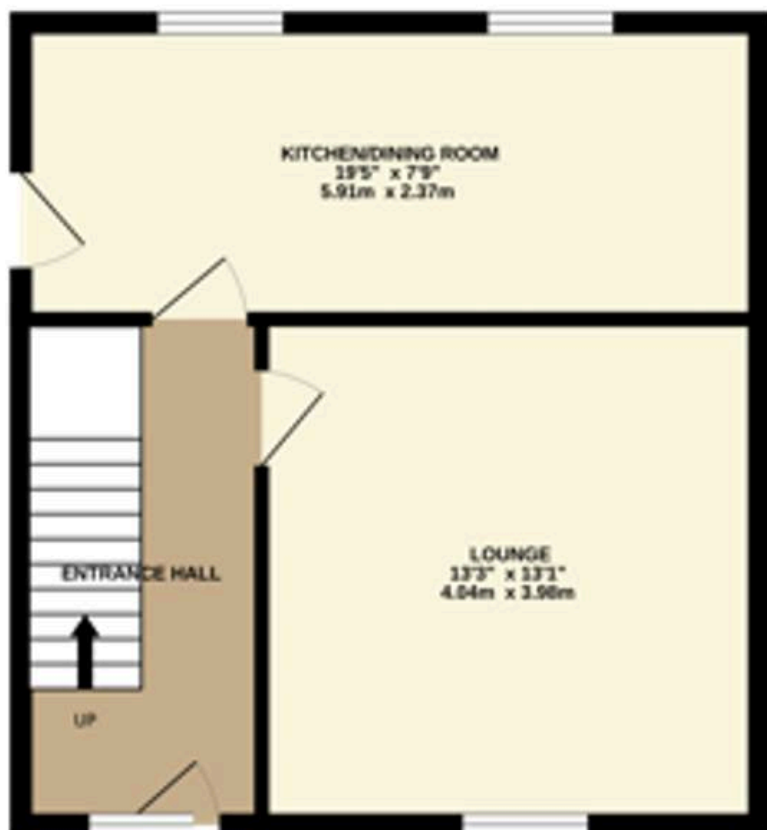
EPC Environmental Impact Rating:



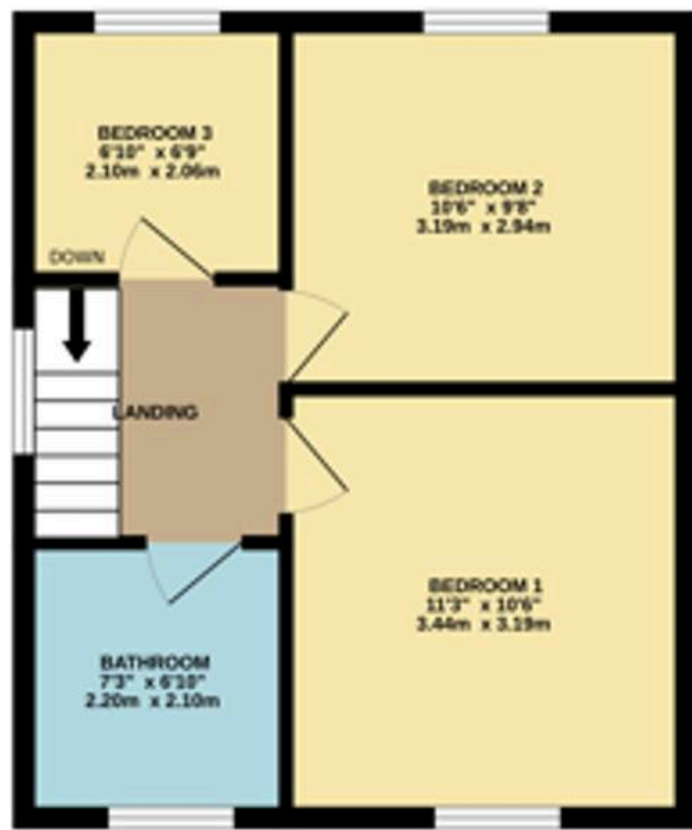




GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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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