



791 Moss Bank Way, Bolton  
£250,000

**Miller Metcalfe**  
*Every step of the way*



# 791 Moss Bank Way

Bolton

## Well Appointed Two Bedroom True Bungalow With Enchanting Rear Garden - No Chain

Set back from the main road on the ever-popular Moss Bank Way, this well appointed two bedroom semi-detached true bungalow offers an excellent opportunity for those looking to downsize without compromising on space, quality or outdoor living.

The property provides two genuine double bedrooms, a bright and airy lounge, a well equipped kitchen and an impressive adjoining dining room which was extended by the current owners after purchase. A particularly useful external storage facility connects the extension to the property's single garage, providing additional practicality and storage space.

One of the standout features is undoubtedly the incredible tiered rear garden. Enjoying an enviable degree of privacy, the garden is not overlooked and is beautifully presented with an abundance of colour, mature planting and various seating areas. It is a wonderful space for those who enjoy spending time outdoors and offers a surprisingly tranquil setting considering the property's convenient location.

Moss Bank Way provides easy access to a variety of amenities, including local parks, supermarkets and leisure facilities, whilst the bungalow itself is offered for sale with **no onward chain**, making it an attractive proposition for those looking for a straightforward move.

The accommodation begins with a useful porch entrance leading into a welcoming hallway, with doors providing access to both double bedrooms, each benefiting from fitted wardrobes. Continuing through the property is a well appointed three-piece shower room, while to the rear sits the bright and airy lounge, enjoying a pleasant outlook towards the private garden.

Adjacent to the lounge is the fitted kitchen, featuring a combination of base and eye-level units together with useful worktop space. The kitchen flows seamlessly into the impressive dining room, which provides a fantastic additional reception space and enjoys views over the beautiful rear garden.

Externally, the property benefits from a single garage, useful storage facilities and the aforementioned stunning tiered rear garden, which is undoubtedly a major selling point.









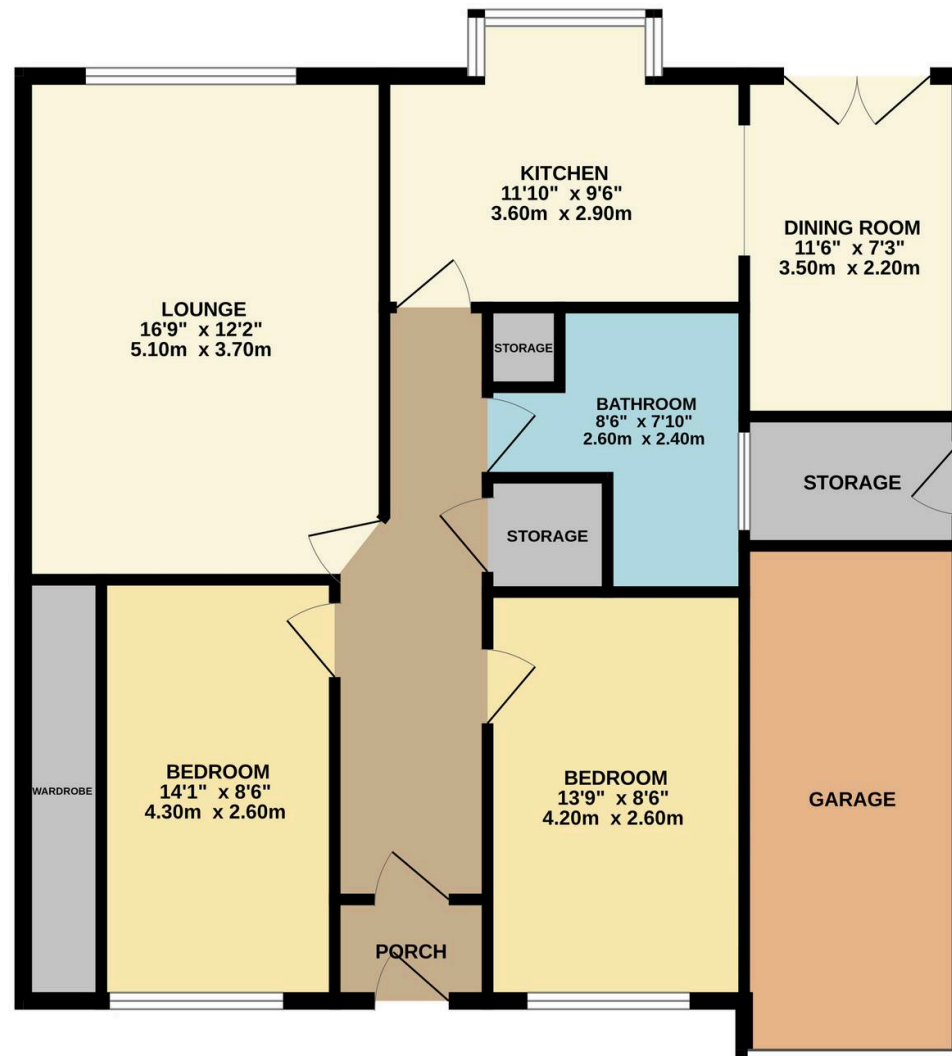








GROUND FLOOR  
1009 sq.ft. (93.7 sq.m.) approx.



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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