



191 Bolton Road, Kearsley  
£125,000

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

# 191 Bolton Road

Kearsley, Bolton

Attention First Time Buyers - Well Appointed Two Bedroom Property In A Fantastic Location

Looking to take your first step on to the market? This well appointed two bedroom property on Bolton Road is sure to fit the bill. A much loved family home for many years, this offers a rare and exciting opportunity for a first time buyer or young couple who are looking to make their mark and completely make the property their own.

Take advantage of a bright and airy lounge, an impressive kitchen/dining area with ample space to accommodate a dining table plus two spacious bedrooms and a fitted bathroom suite. Due to increasing popularity of the area, this could also make a smart purchase for an investor looking to enhance their portfolio.

The house is set back from Bolton Road in Kearsley and has excellent links to Bolton, Swinton and Salford by road and rail with a train station within walking distance. A great selection of local schools are also available in the local area which should be of particular interest to families. Furthermore, there's a strong number of other excellent amenities nearby such as shops, supermarkets and leisure facilities.

The accommodation briefly comprises: entrance vestibule with a door leading to a warm and welcoming lounge. Adjacent is an impressive kitchen/dining area with a combination of base and eye level units and ample space to accommodate a dining table. Take the stairs to the first floor and you'll find two generous bedrooms and a fully fitted bathroom suite.

Council Tax band: A

Tenure: Leasehold

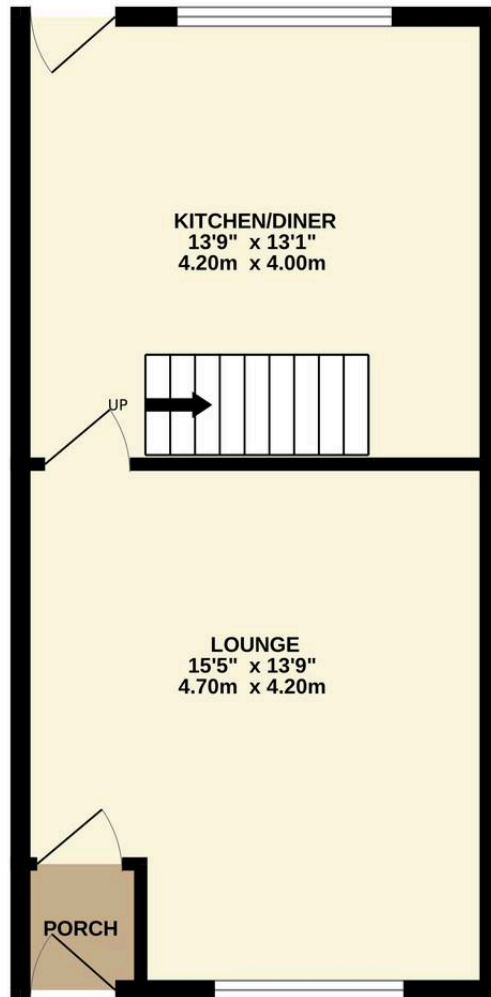




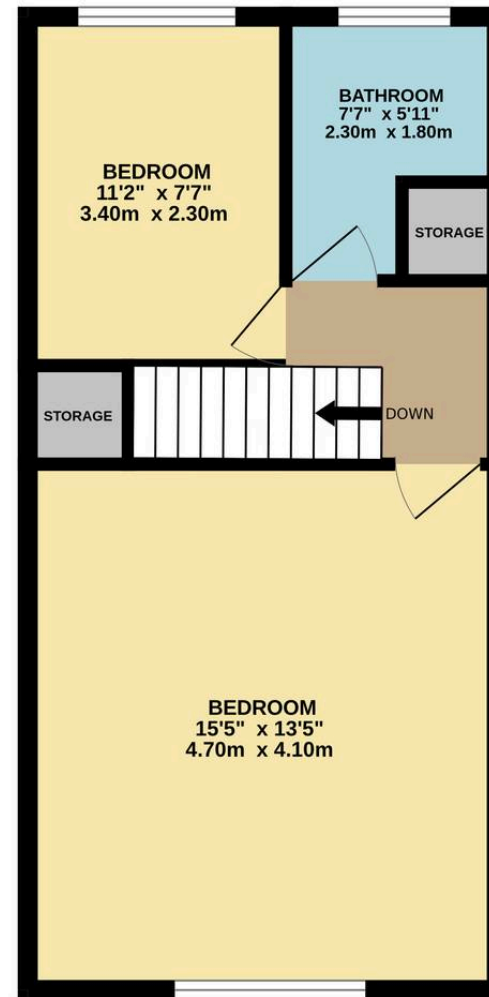




GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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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## Miller Metcalfe Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • [bolton@millermetcalfe.co.uk](mailto:bolton@millermetcalfe.co.uk) • [millermetcalfe.co.uk/](http://millermetcalfe.co.uk/)

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