



17 Waverley Road, Bolton

Guide Price £220,000

Miller Metcalfe
Every step of the way

17 Waverley Road

Bolton

Incredible Plot Backing On To Private Woodland | Well Kept Three Bedroom Property Beaming With Potential To Extend Subject To Planning | Fantastic Opportunity Not To Be Missed!

For sale by modern auction - starting bid £220,000 plus reservation fees.

This well appointed and nicely presented three bedroom semi detached property has been a much loved family for many years and offers an incredibly rare and exciting opportunity for a buyer to make their own mark. Standing proudly on a commanding and enviable plot which is not overlooked and backing on to private woodland, the property is ripe for extension which could substantially increase the footprint subject to the necessary planning and building permissions. Opportunities like this rarely become available and we think this would make a fantastic property for a buyer looking to add their own stamp and create a forever home.

Standing proudly on Waverley Road, a fence has been erected at the bottom of the garden for privacy but we understand the boundary stretches far beyond this - see the attached boundary plan for more information or contact our sales team.

Internally, this well kept property flows with natural light and is immaculately presented throughout. Two spacious reception rooms are on offer in addition to a well appointed fitted kitchen area. Two double bedrooms are on offer in addition to a single bedroom and a fully fitted bathroom suite. There are well kept garden to both sides and private gates at the front lead to a driveway with a single garage.

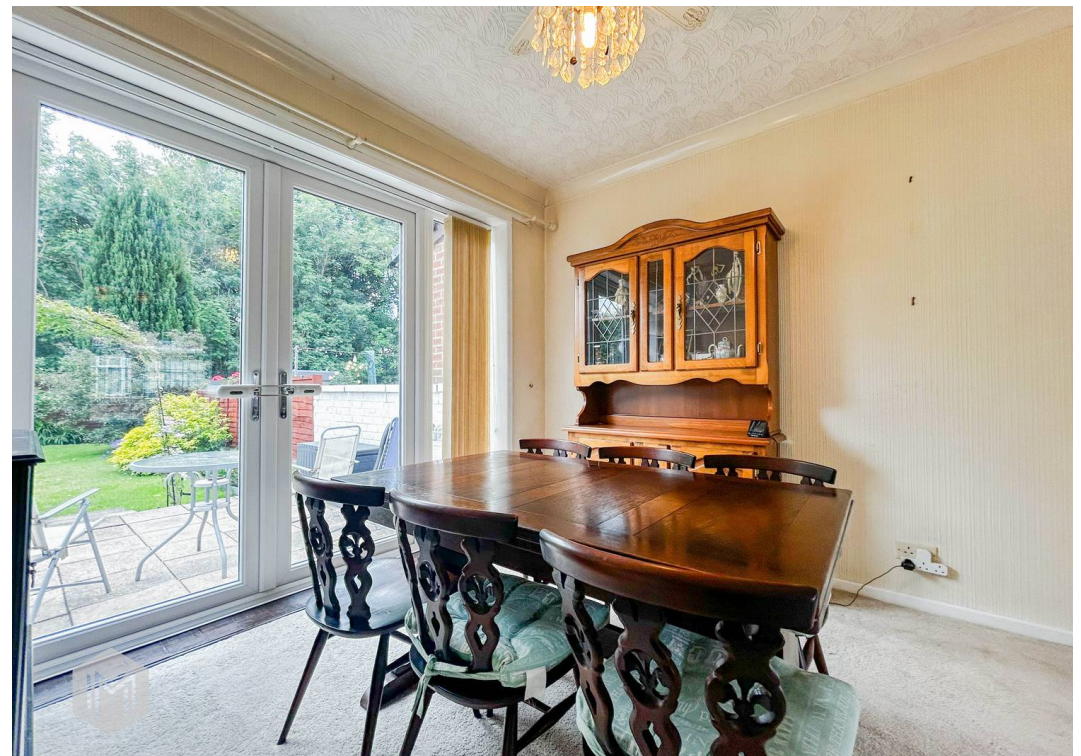
The property is located in the heart of popular Astley Bridge just off Blackburn Road. A number of excellent amenities are nearby such as shops, supermarkets, leisure facilities and schools.

Council Tax band: C

Tenure: Freehold

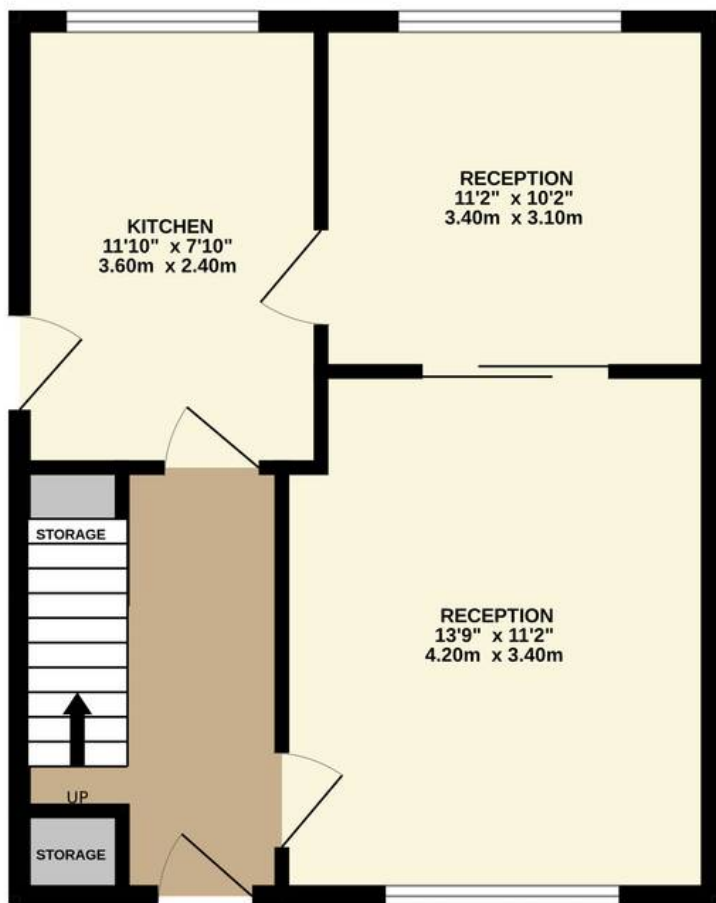




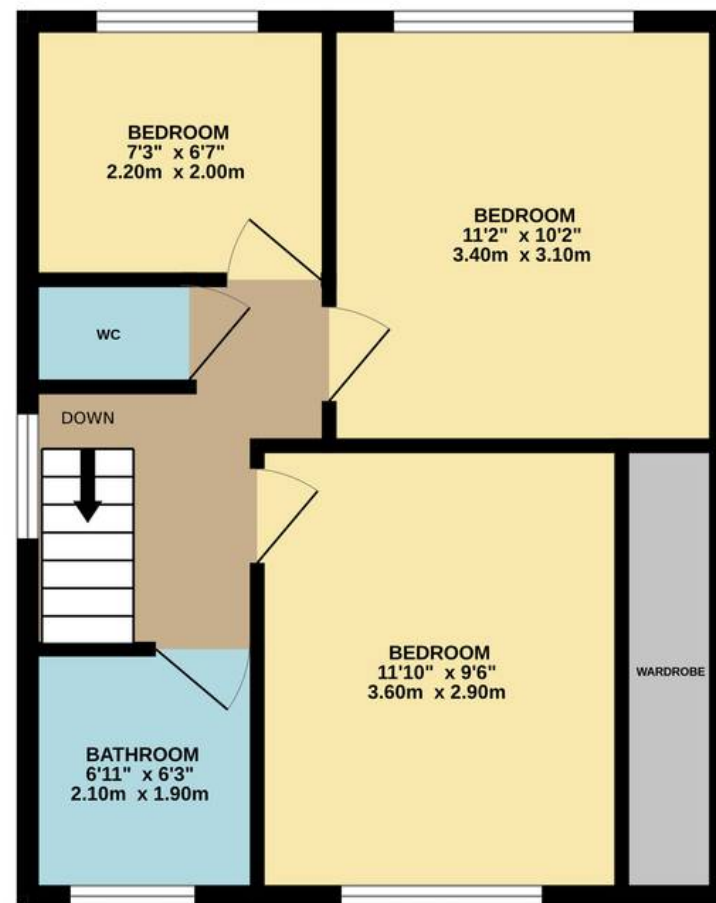




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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