



Ickledoo Bolton Road, Anderton

Offers Over £375,000

Miller Metcalfe
Every step of the way

Ickledoo Bolton Road

Anderton, Chorley

A superb double front semi-detached family home set well back from the road in this enviable location with stunning south facing views across open countryside. The property has been refurbished in recent times providing spacious first floor accommodation, including a newly installed Wren kitchen and fabulous bathroom, lounge and two bedrooms. Ickledoo is positioned on a sloping site which gives the benefit of additional rooms to the lower ground floor with a lounge, guest wc, bedroom with en suite shower room and an additional large cinema room/snug . There is an internal staircase and additional access point onto the rear garden. The property enjoys stunning views from the rear of the property, the garden leads down to open countryside providing a glorious south facing open aspect. Large driveway with ample parking and gated access to the rear garden. Anderton is a desirable village location, positioned on the outskirts of Adlington, being on the main bus route into both Bolton/Horwich and into Adlington and Chorley centres where there is a wide range of amenities and shops on offer. The train station at Adlington is a short drive away and provides direct links in to Manchester City Centre. Brought to the market with NO CHAIN delay, call today to arrange your viewing.

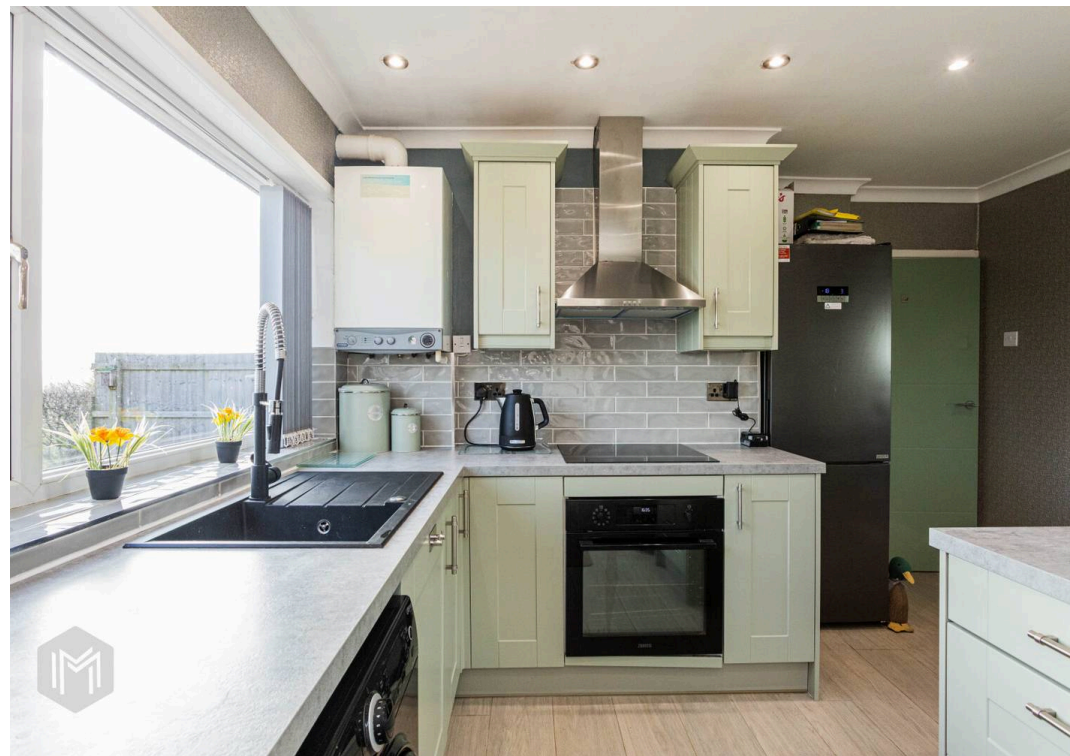
Council Tax band: C

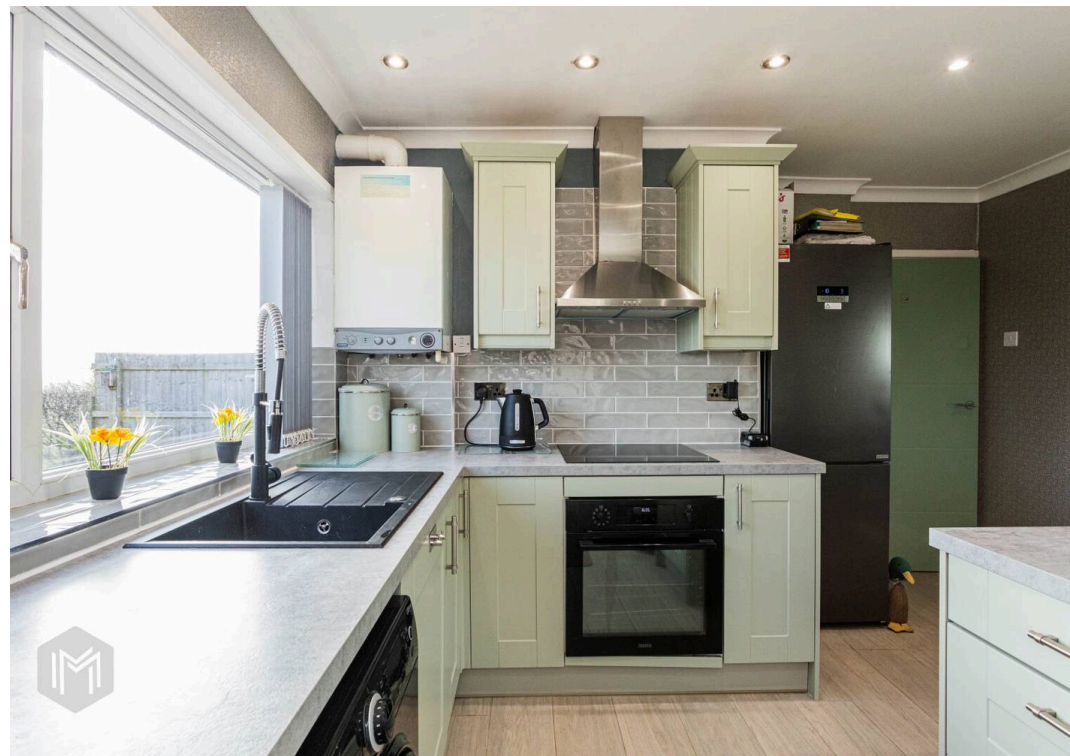
Tenure: Freehold

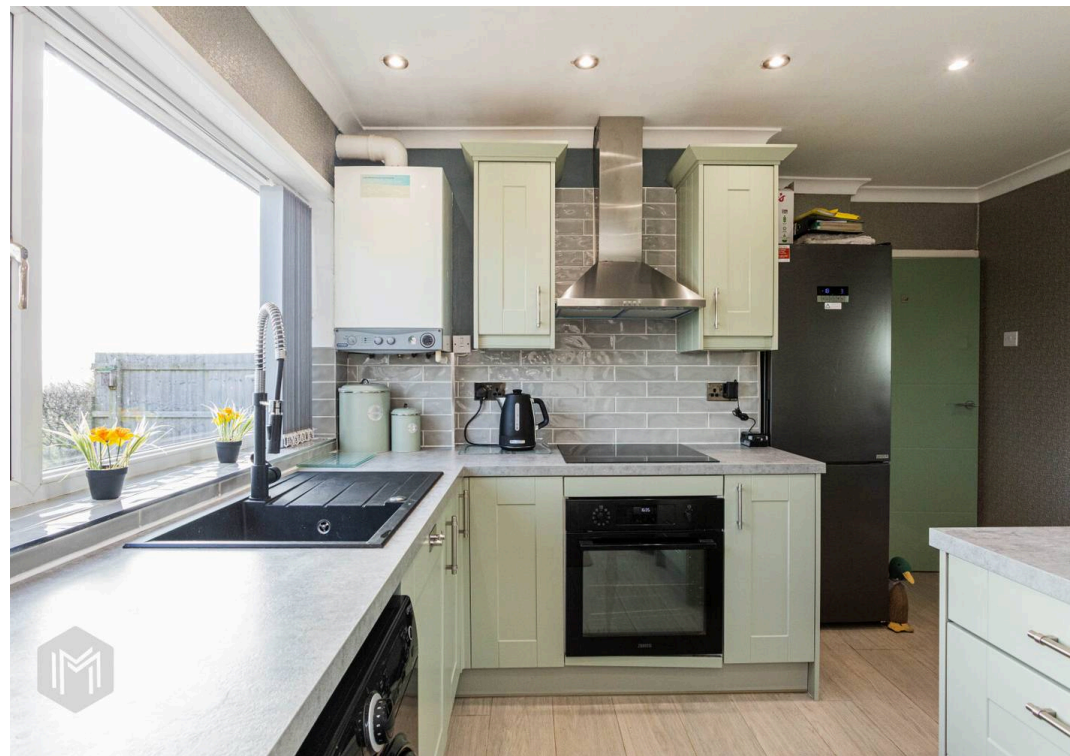
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









LOWER GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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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