



964 Wigan Road, Bolton
£215,000

Miller Metcalfe
Every step of the way

964 Wigan Road

Bolton, Bolton

SOUGHT AFTER LOCATIONIN NEED OF SOME MODERNISATION***REAR EXTENSION***NO ONWARD CHAIN*** If you are looking for a spacious home, in a sought after location with great commuting links this is the one for you! , Close to highly regarded schools, local amenities and easy access to the M61. Accommodation briefly comprising entrance hallway, lounge/diner with double glazed and door overlooking the rear garden, extended fitted kitchen, master bedroom with en suite shower room and a three piece family shower room. Rising to the first floor are two further bedrooms. Outside there is a lawned garden to front with mature plants and shrubs with a driveway providing off street parking for several cars which leads to a single garage. Gated access to the rear garden with is low maintenance.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

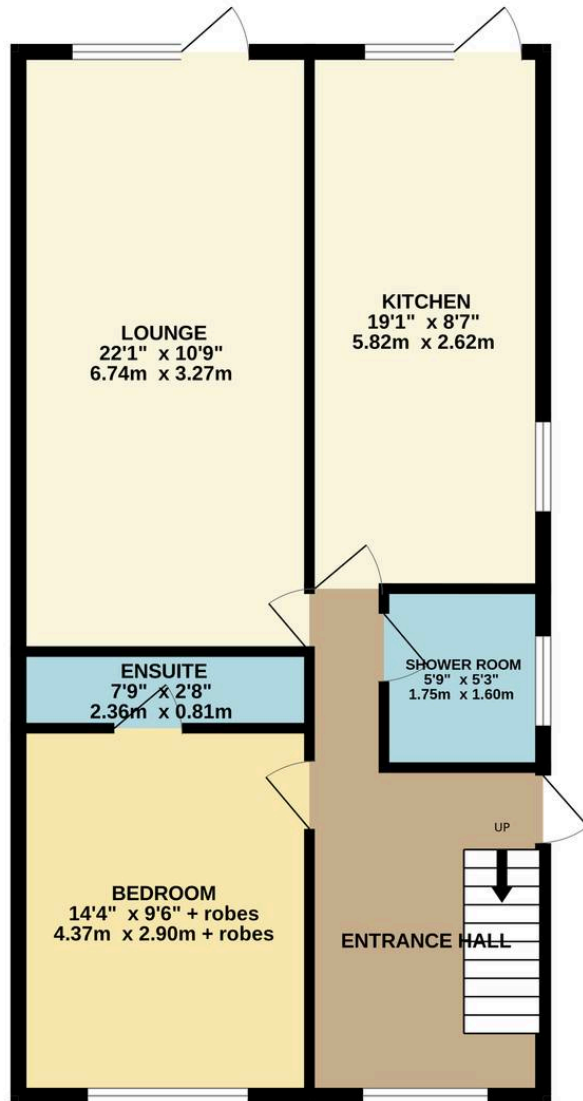




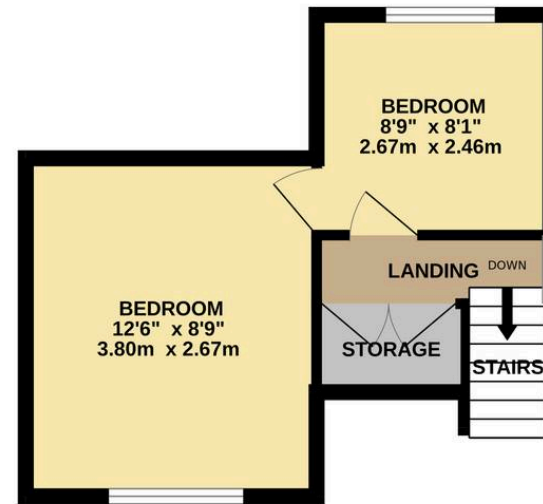




GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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