



128 Church Road, Bolton

Offers Over £270,000

Miller Metcalfe
Every step of the way

128 Church Road

Bolton, Bolton

A rare and exciting opportunity to acquire a substantial pre-war semi-detached home in the sought-after Smithills area of Bolton — offered with no onward chain and immediate availability. This much-loved family home stands proudly on a generous, elevated plot set back from Church Road, in a peaceful and well-established residential location. Significantly larger than many properties of its type, the home offers three spacious double bedrooms, two impressive reception rooms, a separate kitchen, and an integral single garage. New combi-boiler system fitted with warranty. Beautifully retaining its original period character, the property features elegant fireplaces, Edwardian-style detailing, and large windows that flood the rooms with natural light. The layout flows effortlessly, offering an abundance of space and charm throughout. Perfect for those seeking a home to modernise and personalise, this property presents an outstanding opportunity to create a truly individual family residence while preserving its timeless appeal. The location on Church Road places you within easy reach of local amenities including Moss Bank Park, well-regarded schools, supermarkets, and leisure facilities — all while enjoying the tranquility of one of Smithills' most desirable settings. Accommodation in brief: Entrance vestibule leading into a welcoming hallway. A bright and spacious front reception room with feature fireplace; a larger rear reception room ideal for dining or entertaining; fitted kitchen with a range of base and wall units and internal access to the garage. To the first floor are three generous double bedrooms, a family bathroom, and a separate WC.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

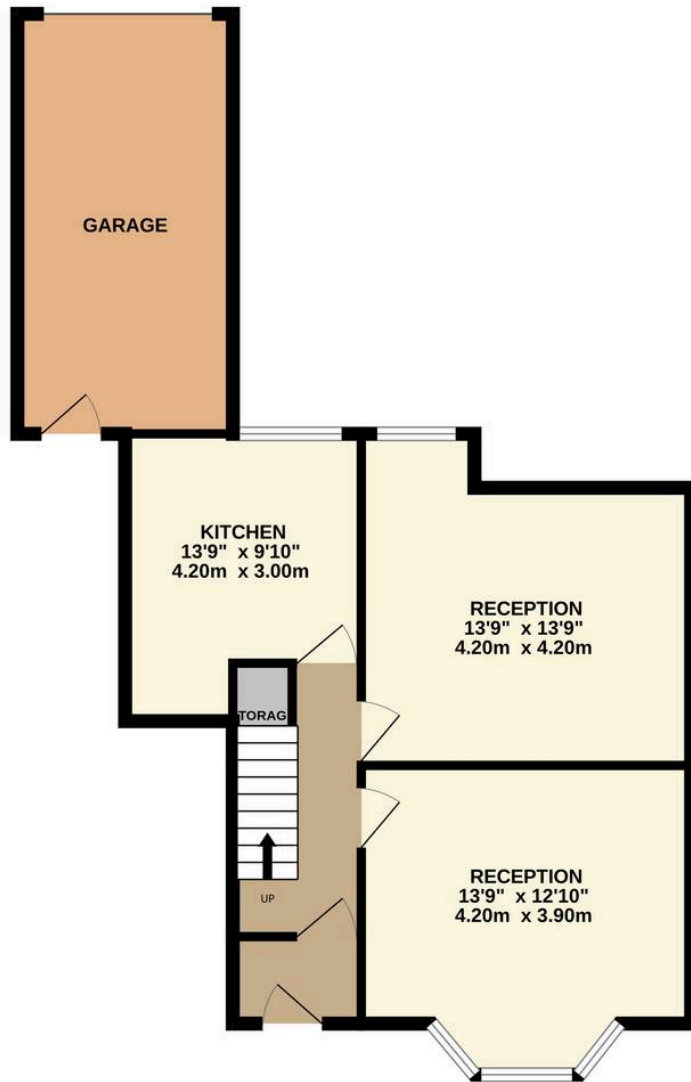




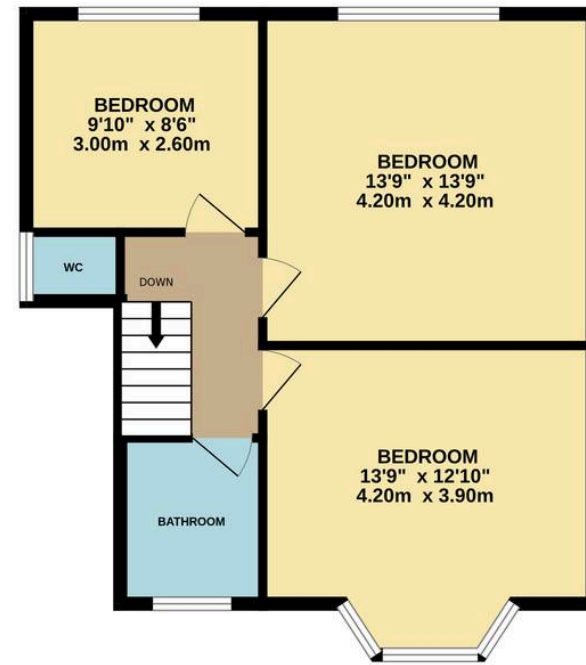




GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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