



3 Back Caley Street, Bolton
£180,000

Miller Metcalfe
Every step of the way

3 Back Caley Street

Bolton

Stunning Two Bedroom Cottage | Exceptionally Private Position | Immaculate Throughout | Excellent Location Close to Amenities

A rare and exciting opportunity has arisen to acquire this charming and beautifully presented two-bedroom cottage in Bolton. Occupying an exceptionally private position, tucked away from the main road and enjoying a peaceful setting that is not overlooked, this wonderful home combines character and charm with a sleek, modern finish. Lovingly maintained and presented to an impeccable standard, it is a true credit to the current owner and is ready to move straight into. From the moment you arrive, this delightful cottage instantly feels like home.

Internally, the property offers bright and airy accommodation comprising a welcoming lounge centred around an attractive feature fireplace, a stylish and well-appointed modern fitted kitchen, two generous bedrooms and a contemporary three-piece family bathroom.

Properties of this calibre rarely become available. Many cottages of a similar style require extensive modernisation and significant investment, but this superb home has already been thoughtfully updated and is ready to be enjoyed from day one. It would make an ideal purchase for a first-time buyer, a young couple or those looking to downsize without compromising on quality, comfort or location.

One of the property's standout features is its enviable position. Set on a private plot away from the main road, it enjoys a wonderfully quiet and peaceful setting with an excellent degree of privacy, whilst also benefiting from an attractive outlook to the front. Despite its tranquil location, a wide range of amenities are within easy reach, including shops, supermarkets, leisure facilities and well-regarded schools.

The accommodation briefly comprises an entrance door leading into a warm and welcoming lounge, beautifully complemented by a feature fireplace. The lounge flows seamlessly into a sleek, modern fitted kitchen, complete with a range of base and eye-level units and integrated appliances. To the first floor are two generously proportioned bedrooms, with the principal bedroom having previously been thoughtfully reconfigured to incorporate a useful study area, which could equally serve as a dressing room if preferred. Completing the accommodation is a stylish three-piece family bathroom suite.

Council Tax band: A

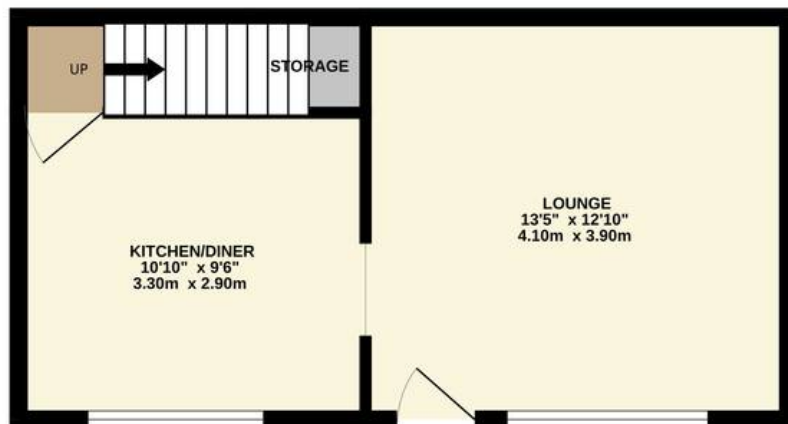








GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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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