



588 Chorley Old Road, Bolton

Offers Over £275,000

Miller Metcalfe
Every step of the way

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Bolton

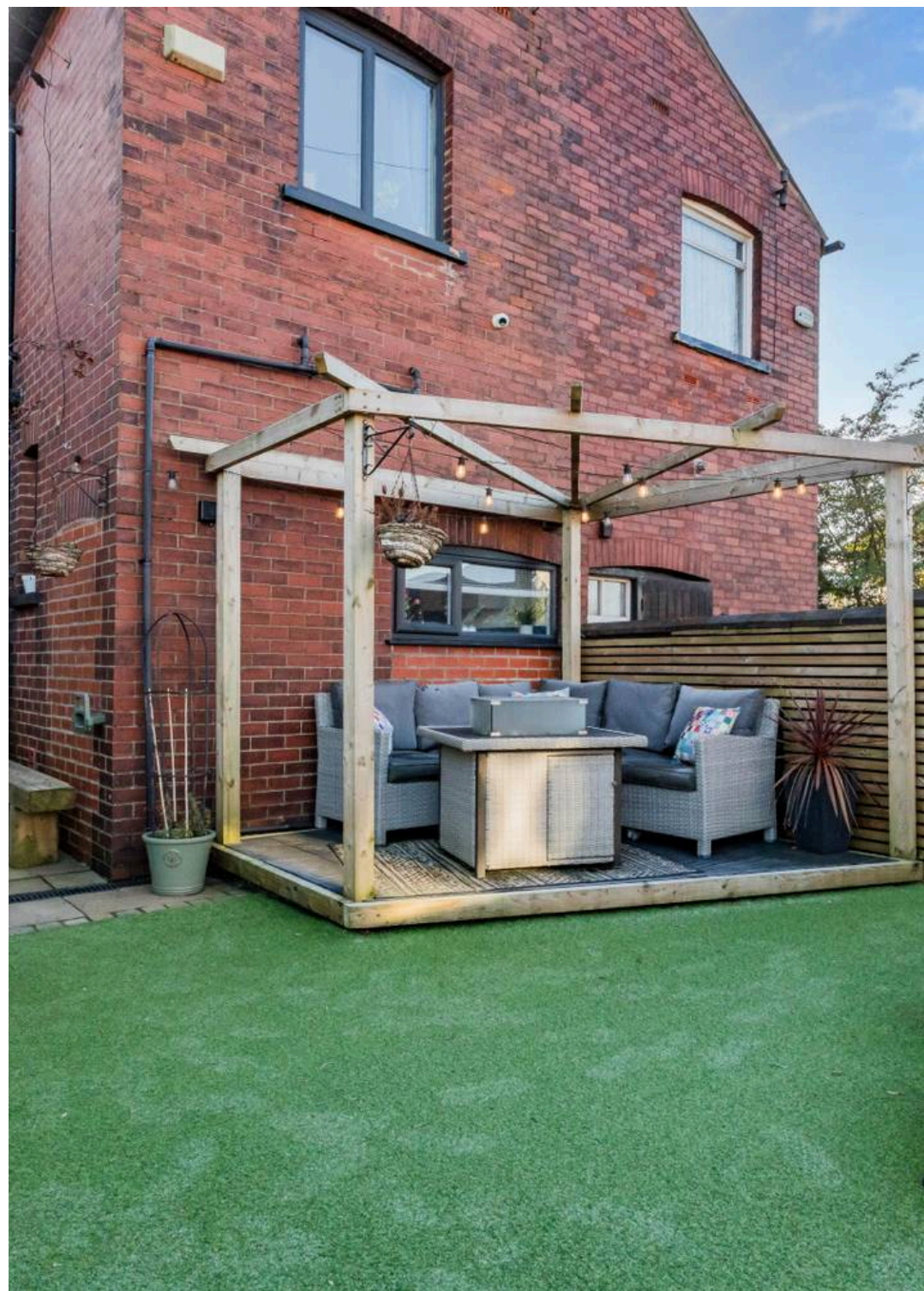
LARGE TRADITIONAL QUASI SEMI A rare and exciting opportunity to acquire an elegant three double bedroom period home, offered for sale with no onward chain and beautifully blending timeless character with contemporary living. **This charming period property is tastefully finished throughout, offering a wonderful sense of space, light, and sophistication from the moment you arrive. Properties of this particular style are rarely available, and this home represents a unique chance to purchase something truly special. Retaining the proportions and character expected of a home of this style, the property has been thoughtfully updated to suit modern lifestyles while remaining sympathetic to its original features. The ground floor is centred around a substantial open-plan reception room, formerly two separate rooms and now transformed into an impressive living and dining space. Flooded with natural light from a large bay window to the front, this exceptional room features two attractive fireplaces which act as focal points and enhance the sense of period elegance. This versatile space provides the perfect setting for both everyday living, dining and entertaining. To the first floor, three generously proportioned double bedrooms are on offer, each well presented and offering comfortable, flexible accommodation suitable for a range of buyers. A key feature of the property is the beautifully landscaped rear garden, thoughtfully designed for both relaxation and entertaining. The garden boasts Indian stone paving, artificial grass for low-maintenance living, and integrated lighting which creates an inviting atmosphere during the evening—ideal for al fresco dining and summer gatherings. The accommodation briefly comprises: entrance vestibule leading into a bright, warm and welcoming hallway. A door opens into the impressive open-plan reception room incorporating living and dining areas. To the rear is a stylish fitted kitchen featuring a range of base and eye-level units, complementary work surfaces, and a selection of integrated appliances, with direct access to the rear garden. Stairs lead to the first floor where three spacious double bedrooms are located, along with a substantial four-piece family bathroom suite comprising bath, separate shower enclosure, wash basin and WC

Council Tax band: B

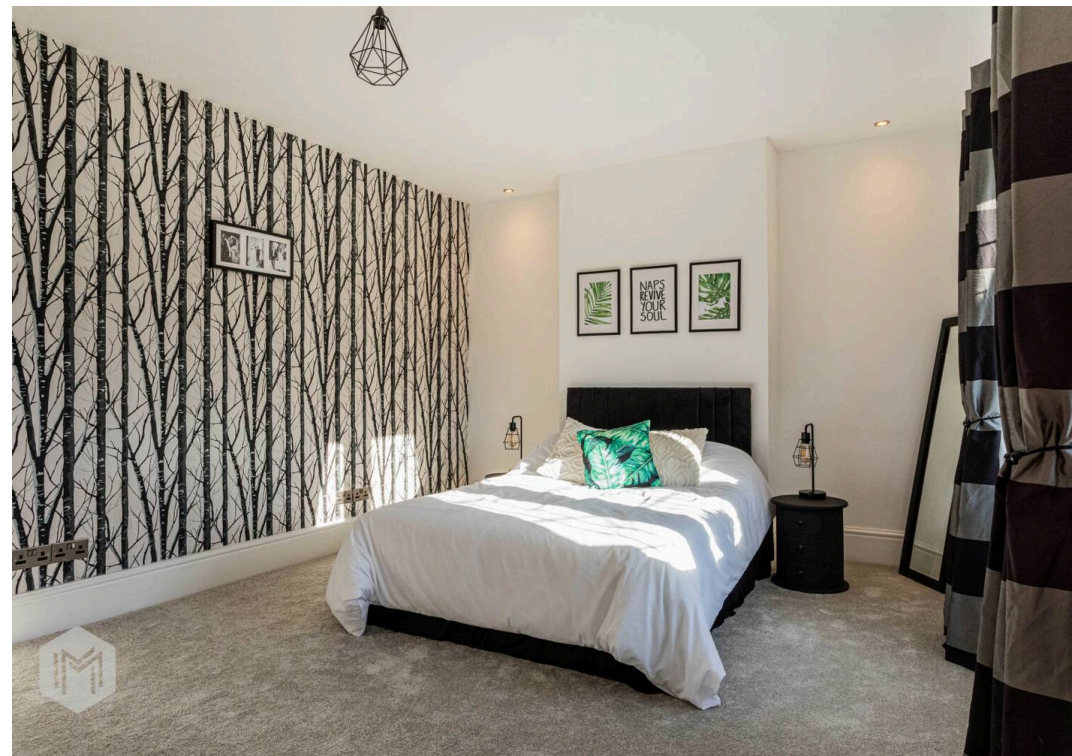
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

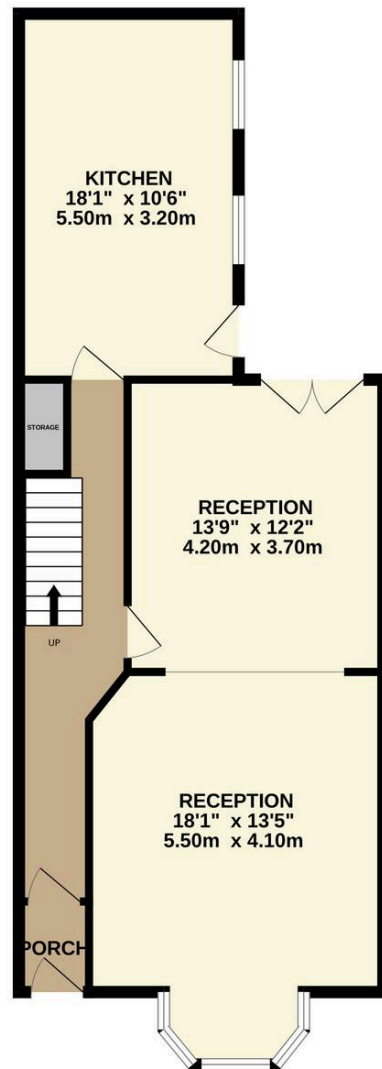




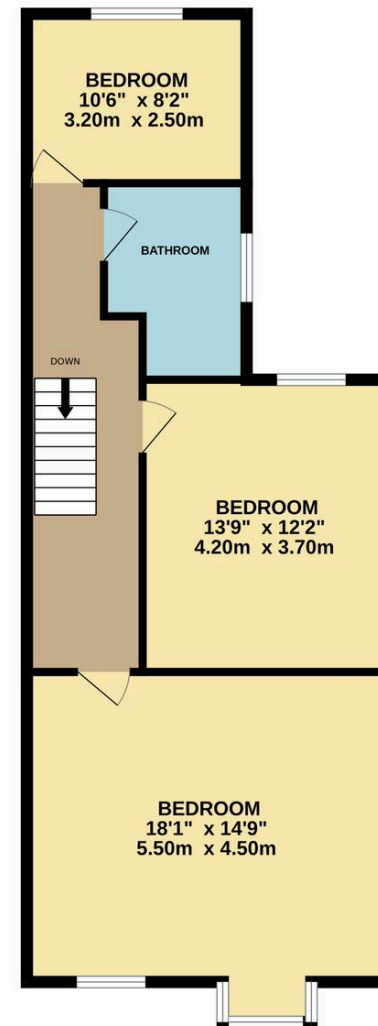




GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 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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