



2 Midford Drive, Bolton  
£280,000

**Miller Metcalfe**  
*Every step of the way*

## 2 Midford Drive

Bolton, Bolton

Perfectly positioned at the foot of a quiet cul-de-sac, occupying a commanding and elevated position offering complete privacy stands this three bedroom detached home that has so much appeal! The house is located on Midford Drive in the well-regarded location of Sharples which is popular with families. A number of amenities are local to the property such as excellent schools, supermarkets, restaurants and leisure facilities. Step inside to discover a well-kept property that flows with neutral and crisp decor that can be enjoyed immediately. We think this stylish home would make a perfect purchase for a growing family looking for their next step on the ladder in what is an increasingly popular and sought after location. Take advantage of plenty of off street parking, a single garage, three generous bedrooms plus a charming conservatory to the rear. In brief, the accommodation comprises; entrance hallway with a door leading to a cloakroom and a lounge which is elevated and extremely private. Adjacent is an impressive kitchen/dining area with a combination of base and eye level units and flows elegantly into a spacious conservatory. Take the stairs to the first floor and you'll find two double bedrooms, a single bedroom and a fully fitted family bathroom suite. The house has the additional benefit of a home alarm and CCTV. In accordance with our regulatory obligations, we are required to carry out Anti-Money Laundering (AML) checks on all relevant individuals. A fee of £25 per person will be charged to cover the cost of conducting these checks. This fee is non-refundable.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

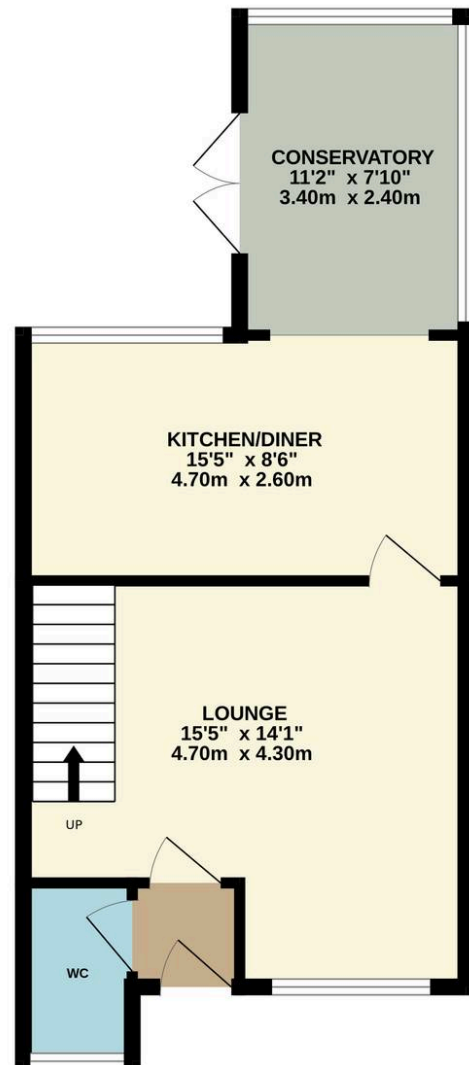




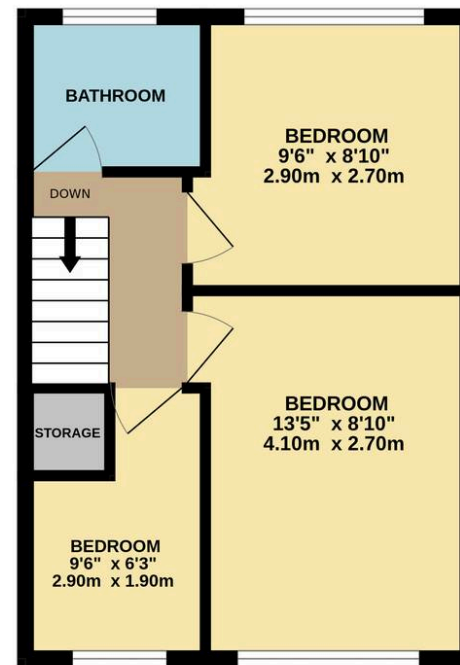




GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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## Miller Metcalfe - Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • [bolton@millermetcalfe.co.uk](mailto:bolton@millermetcalfe.co.uk) • [millermetcalfe.co.uk/](http://millermetcalfe.co.uk/)

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