



463 St. Helens Road, Bolton
£190,000

Miller Metcalfe
Every step of the way

463 St. Helens Road

Bolton

Stunning Two Bedroom Property With Additional Loft Space | Detached Garage To Rear

This nicely appointed and beautifully presented property is a true credit to the current owner and will feel like home the second you arrive. Carefully maintained and extensively renovated over the years, the property has tons of appeal and if you're looking for a property in turn-key condition that can be enjoyed immediately then this will surely be of high interest.

Flowing nicely throughout with a modern and crisp finish, the property features two generous bedrooms, a tasteful bathroom suite plus an additional loft space used as a substantial double bedroom. Furthermore, there's a bright and airy lounge, an impressive kitchen area with ample room to accommodate a dining table plus a detached single garage.

We think the house would be absolutely perfect for a first-time buyer or small family looking for additional room to grow. Alternatively, it could suit someone looking to downsize without compromising on space or quality.

The house is set back from St Helen's Road in a popular and well-regarded area of Bolton. A number of amenities are nearby such as schools, shops, supermarkets and leisure facilities.

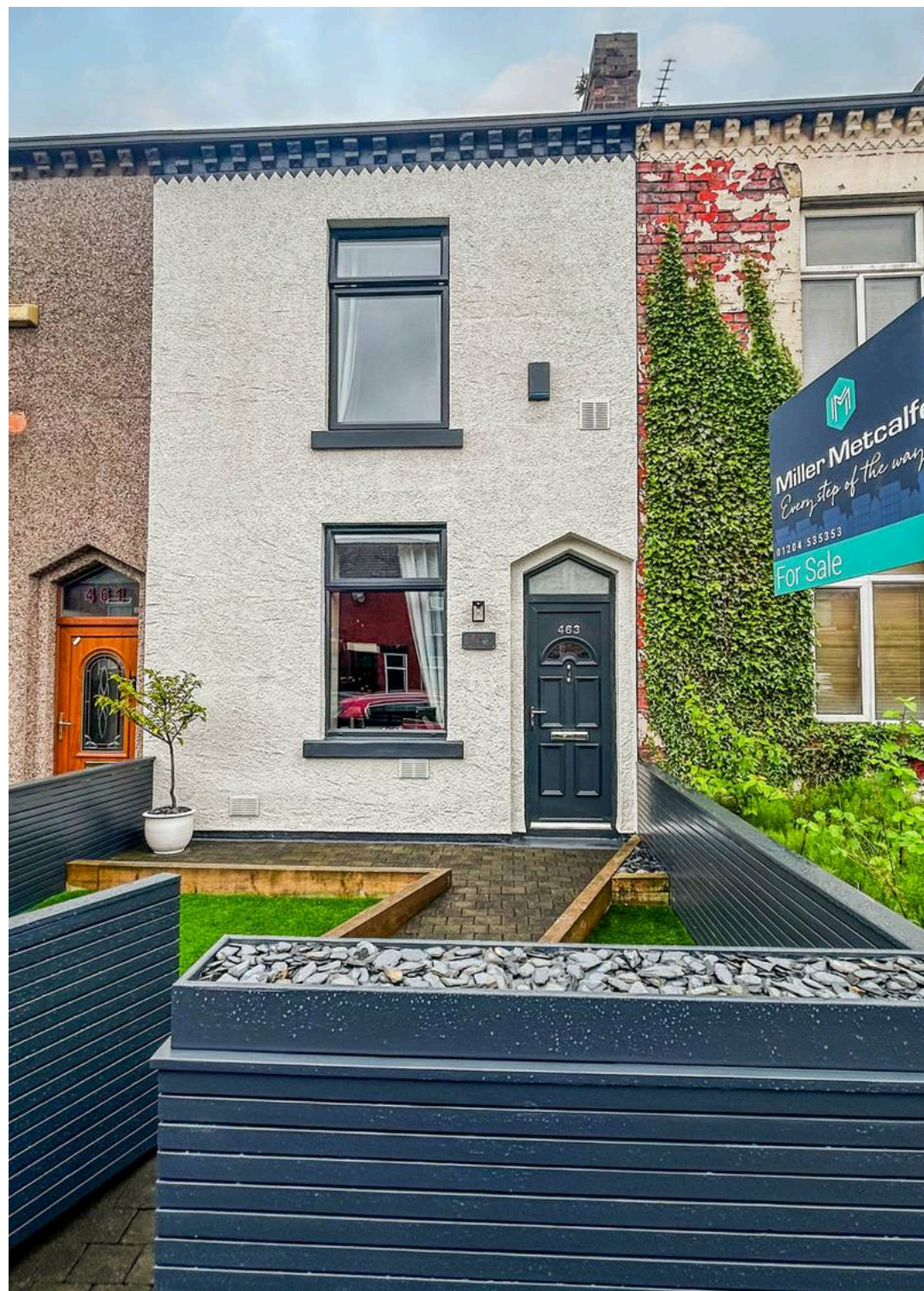
The accommodation briefly comprises: entrance porch vestibule with a door leading to a spacious lounge. A door leads to a bright and airy kitchen with a combination of base and eye level fitted units with double doors leading to the garden. Stairs lead to the first floor where there's two bedrooms and a modern bathroom suite. Another staircase leads to the second floor which is currently used as a double bedroom with an impressive amount of eaves storage available. Please note, full building regulations would be required for this to be classed as a formal bedroom.

Council Tax band: A

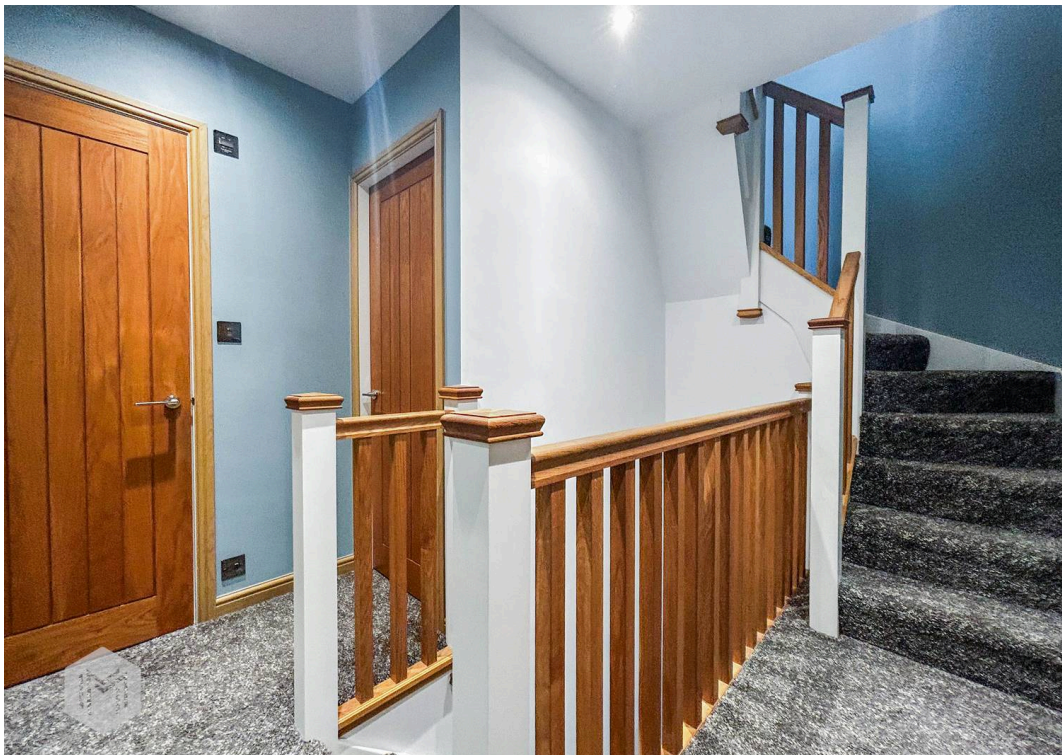
Tenure: Leasehold

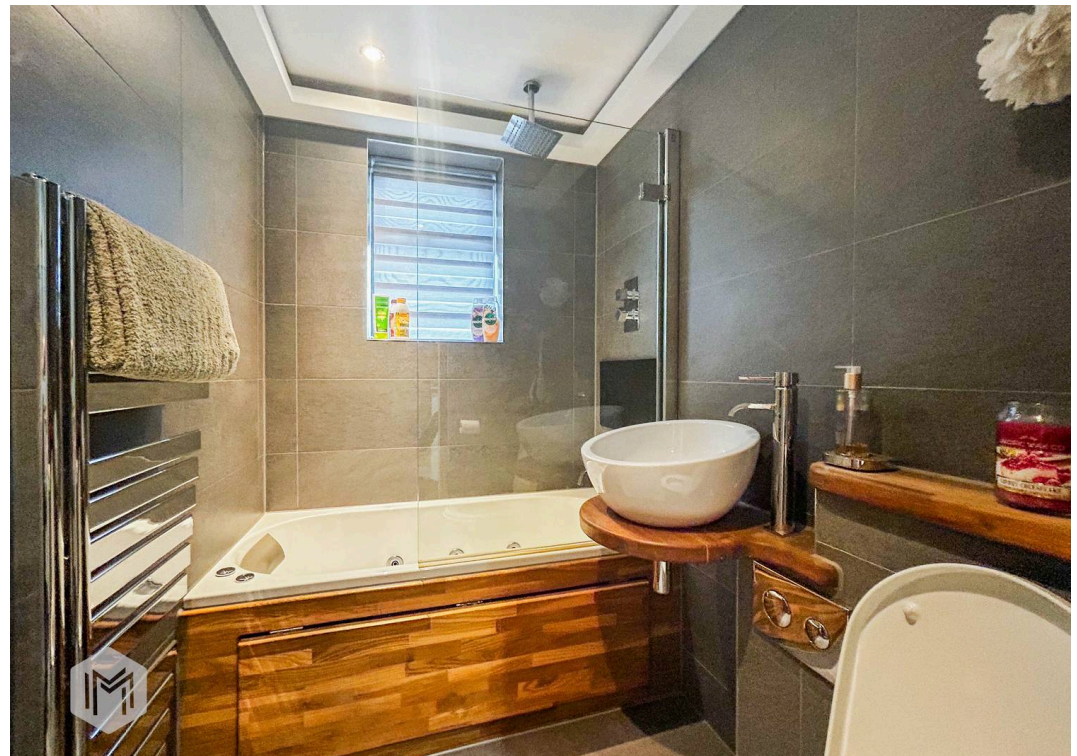
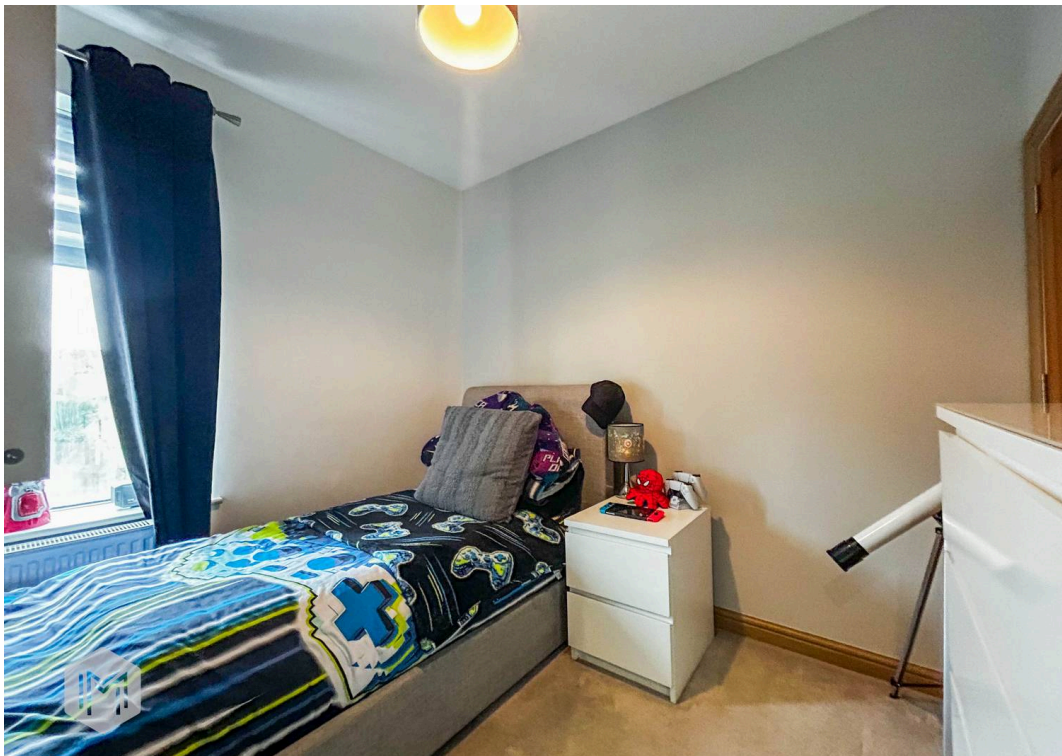
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

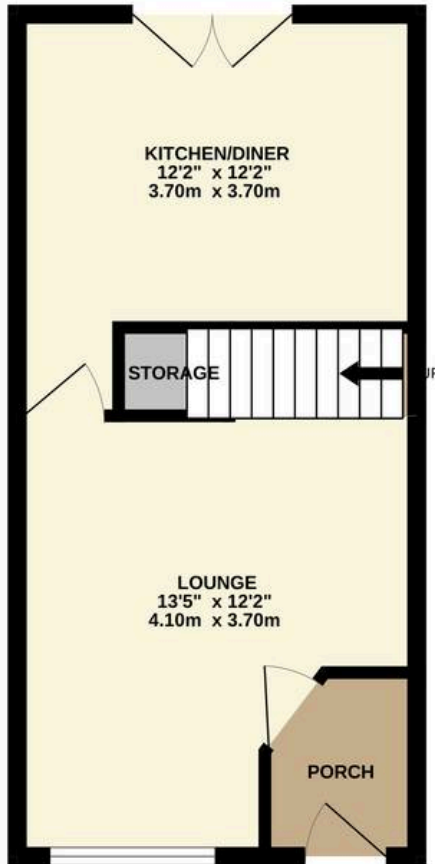




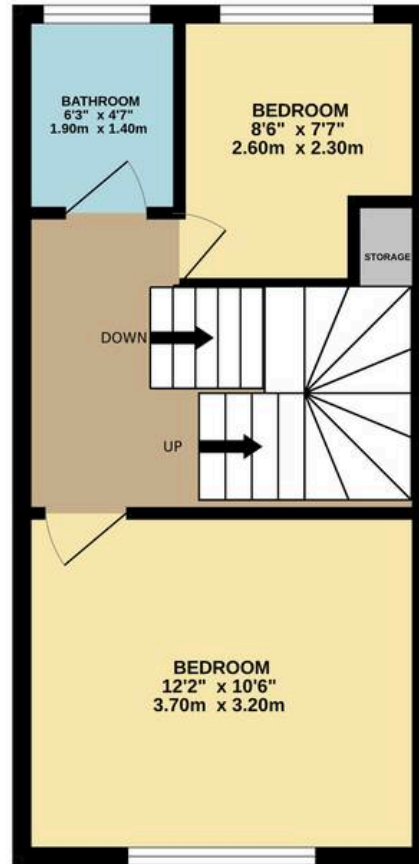




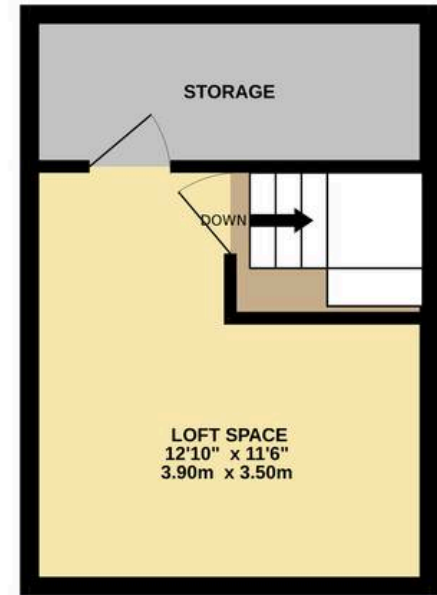
GROUND FLOOR
321 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.

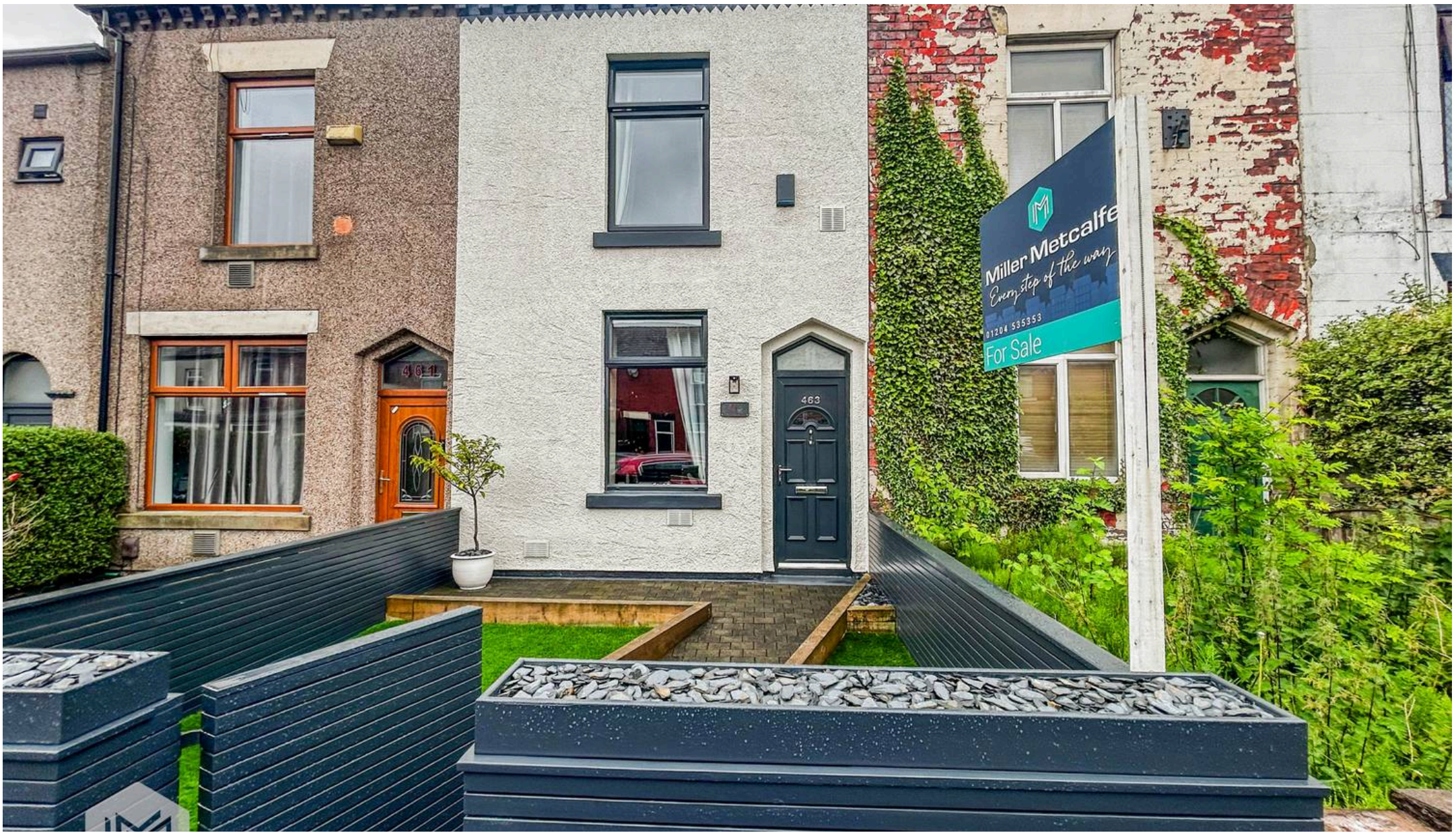


2ND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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