



6 Fenton Way, Bolton  
£285,000

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

## 6 Fenton Way

Bolton, Bolton

Constructed in late 2022 as part of this highly regarded modern development, this beautifully presented home offers an exceptional opportunity to purchase a contemporary property in one of the area's most popular residential locations. Upon entering, you are welcomed by a spacious sitting room, creating a comfortable and inviting living space. The ground floor also benefits from a convenient combined downstairs WC and utility room. To the rear of the property, the impressive kitchen/dining room is flooded with natural light and provides the ideal space for both everyday family living and entertaining, with a door opening onto a beautifully landscaped, south facing rear garden. To the first floor, the property offers three generously sized double bedrooms, all well proportioned and thoughtfully designed, alongside a modern family bathroom. Externally, the home benefits from a private driveway providing off road parking. This also benefits from an EV charging point. Ideally positioned close to the town centre and with excellent access to nearby motorway networks, the property is perfectly suited to commuters and families alike. Early viewing is highly recommended to fully appreciate the quality, space and location this outstanding home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

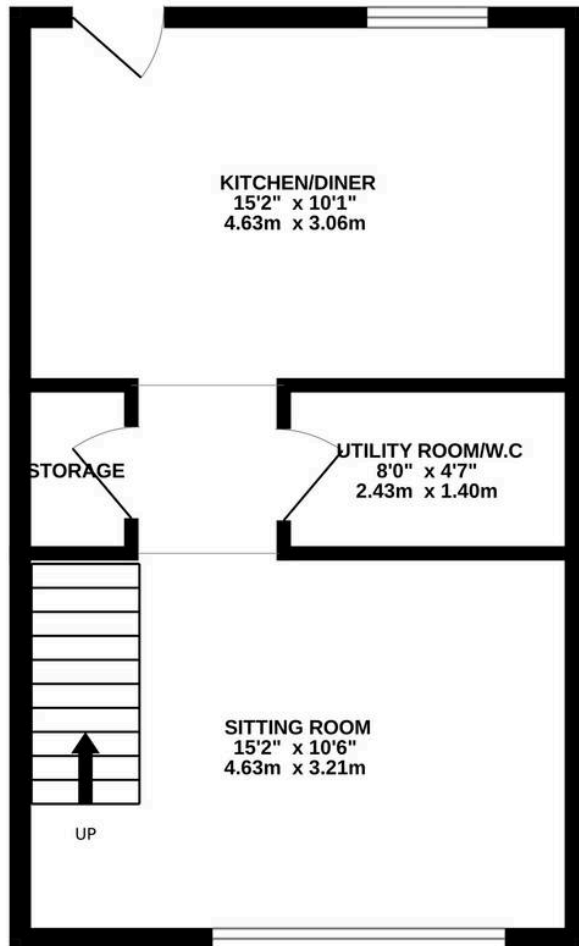




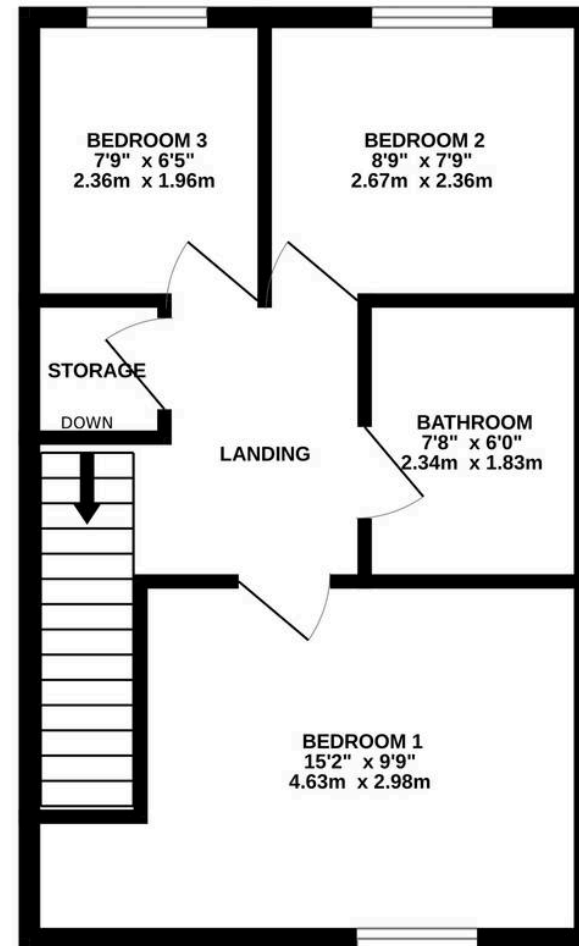




GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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## 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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