



265 Longfield Road, Bolton

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

# 265 Longfield Road

Bolton

A heavily extended and substantial four bedroom semi-detached family home is being welcomed to the market in a hugely popular location.

The property, which offers an abundance of living space is surely perfect for today's modern family living. Heavily extended, the property is substantially larger than the majority of similar properties in the area and offers four generous bedrooms, two reception rooms and a separate open plan kitchen diner/family room with large island. Furthermore, there's off road parking to the front, a well kept low maintenance garden to the rear with a large garden room with bar and seating area perfect for entertaining.

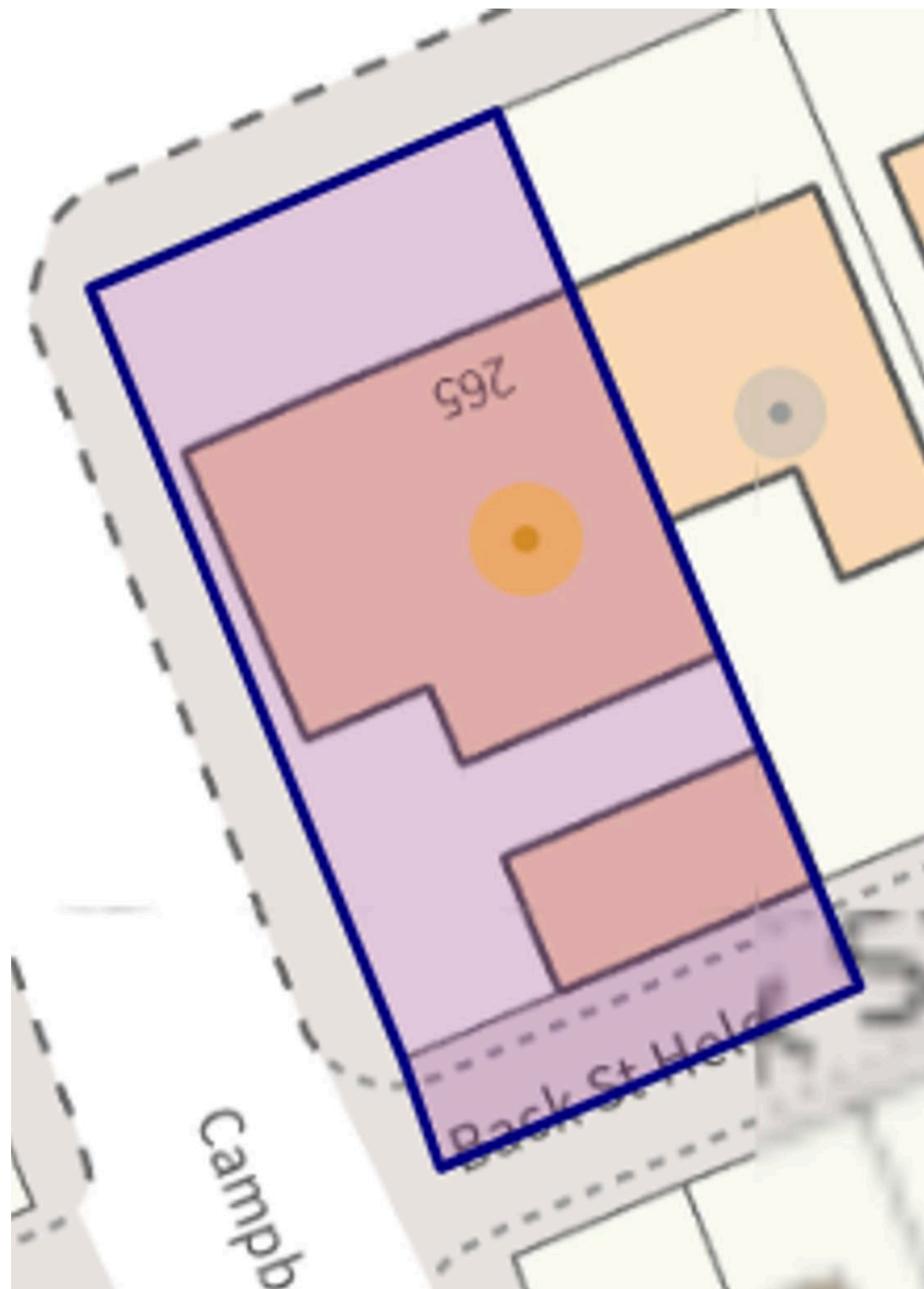
Internally, the house flows with a neutral and modern interior which is true credit to the current owner and is ready to move straight in and enjoy immediately.

Longfield Road is a quiet and well regarded street located just off St Helens Road in Bolton. A number of popular amenities are on the doorstep such as shops, supermarkets, schools and leisure facilities. For those needing to commute and travel, there's great links to Bolton and beyond via the local motorway network.

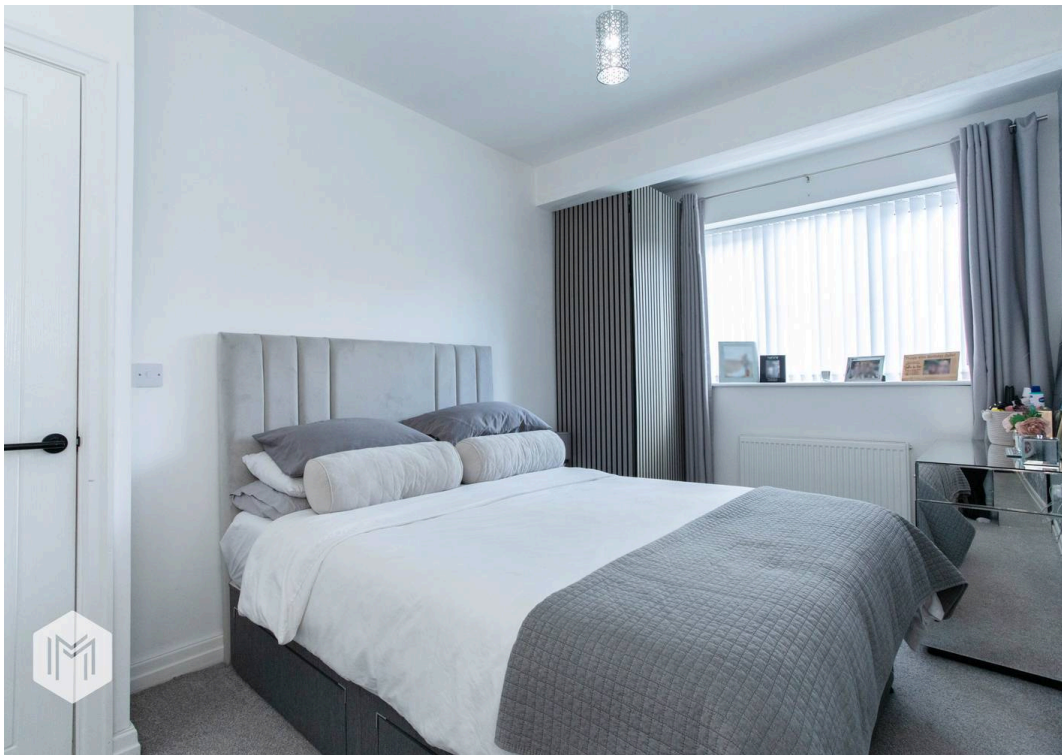
In brief, the accommodation comprises; bright and airy entrance hallway, lounge, family room which leads to a wet room and a large open plan kitchen/diner/family room with large island and integrated appliances. Rising to the first floor are four bedrooms with an en suite to the master bedroom and a modern three piece family bathroom suite. Outside there's off road parking to the front, a substantial garden room with a bar and seating area perfect for entertaining and well kept low maintenance garden to the rear.

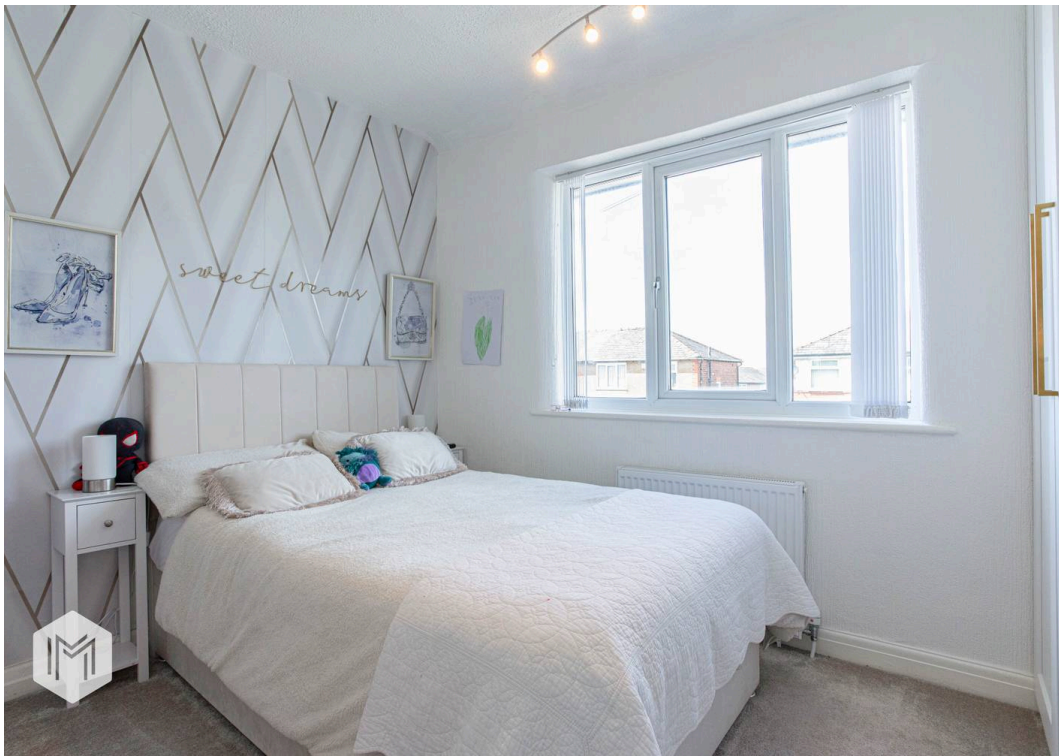
Council Tax band: B

Tenure: Leasehold





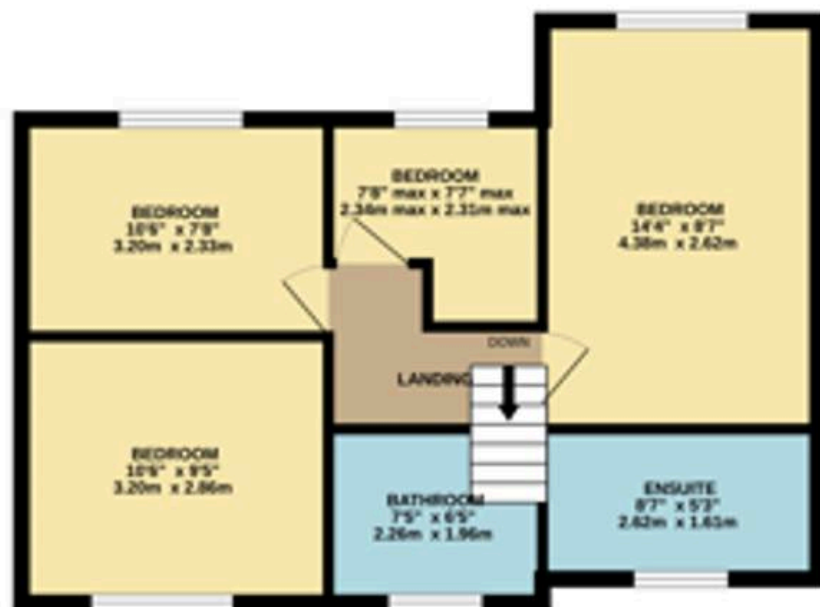




GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 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

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