



Somerton Road, Bolton
£230,000

Miller Metcalfe
Every step of the way

Well-Presented 3-Bedroom Semi-Detached Family Home with Driveway, Garage & Generous Rear Garden – Ideal for Growing Families

Situated within a popular residential area of Breightmet, this attractive and modernised three-bedroom semi-detached home offers spacious accommodation throughout and is perfect for families, first-time buyers, or those looking to upsize.

The accommodation briefly comprises a welcoming entrance hall, a bright and comfortable living room with feature fireplace, a dining area ideal for entertaining, and a modern fitted kitchen. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a generous rear garden with decking area perfect for outdoor dining and family use, together with driveway parking and a detached garage providing excellent off-road parking and storage.

Located close to a wide range of local amenities, reputable schools including those within the Blackshaw catchment area, and excellent transport links via the nearby M61 motorway, this home offers both convenience and lifestyle appeal.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

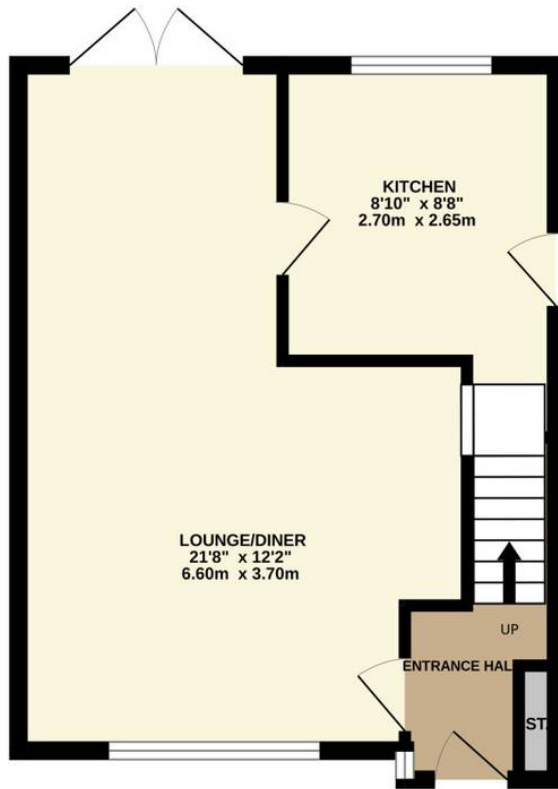
EPC Environmental Impact Rating: D



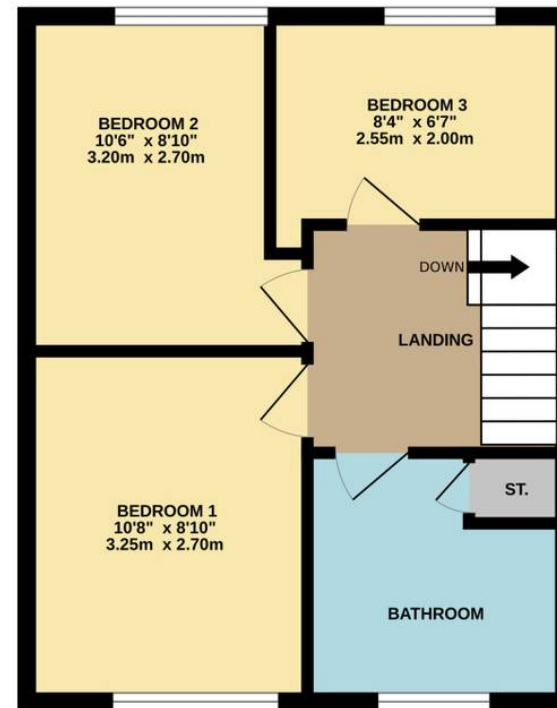




GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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