



15 Easedale Road, Bolton
£375,000

Miller Metcalfe
Every step of the way

15 Easedale Road

Bolton, Bolton

Beautifully Presented Four Bedroom Semi-Detached Home Located in One of Bolton's Most Popular Areas Looking for space, quality and convenience? This hugely impressive and elegant semi-detached home on Easedale Road is flooded with natural light and will feel like home the moment you arrive. Having been a much-loved family home for many years, the property is a true credit to the current owners, who have created a neutral and sophisticated living space that is ready for the next owners to make their own. Take advantage of two spacious reception rooms, a large kitchen and four generous bedrooms. Bedroom four is located on the ground floor and benefits from a modern and tasteful en-suite bathroom. This versatile space could also be utilised as a home office, snug or children's playroom depending on your needs. The property sits on an enviable plot with parking to the front and a well-maintained garden to the rear which is not overlooked, offering excellent privacy and serving as a real sun-trap during the summer months. We believe this would make a fantastic purchase for a growing family looking for additional space that can be enjoyed immediately in one of Bolton's most popular residential locations. The highly sought-after Easedale Road is close to a number of excellent amenities, including well-regarded schools, leisure facilities, supermarkets and convenient local stores. The accommodation briefly comprises: an entrance porch with a door leading into a warm and welcoming hallway. From here, doors lead to two separate reception rooms, ideal for distinct living and dining areas. The kitchen is located at the rear of the property and is both modern and tastefully presented, offering a range of base and eye-level fitted units. The hallway also provides access to bedroom four, which benefits from its own en-suite bathroom. Stairs lead to the first floor where you will find two double bedrooms with fitted wardrobes, a single bedroom and a three-piece family bathroom suite. The loft benefits from a pull down ladder leading to a sizeable space which is boarded and used for storage.

Council Tax band: D

Tenure: Leasehold

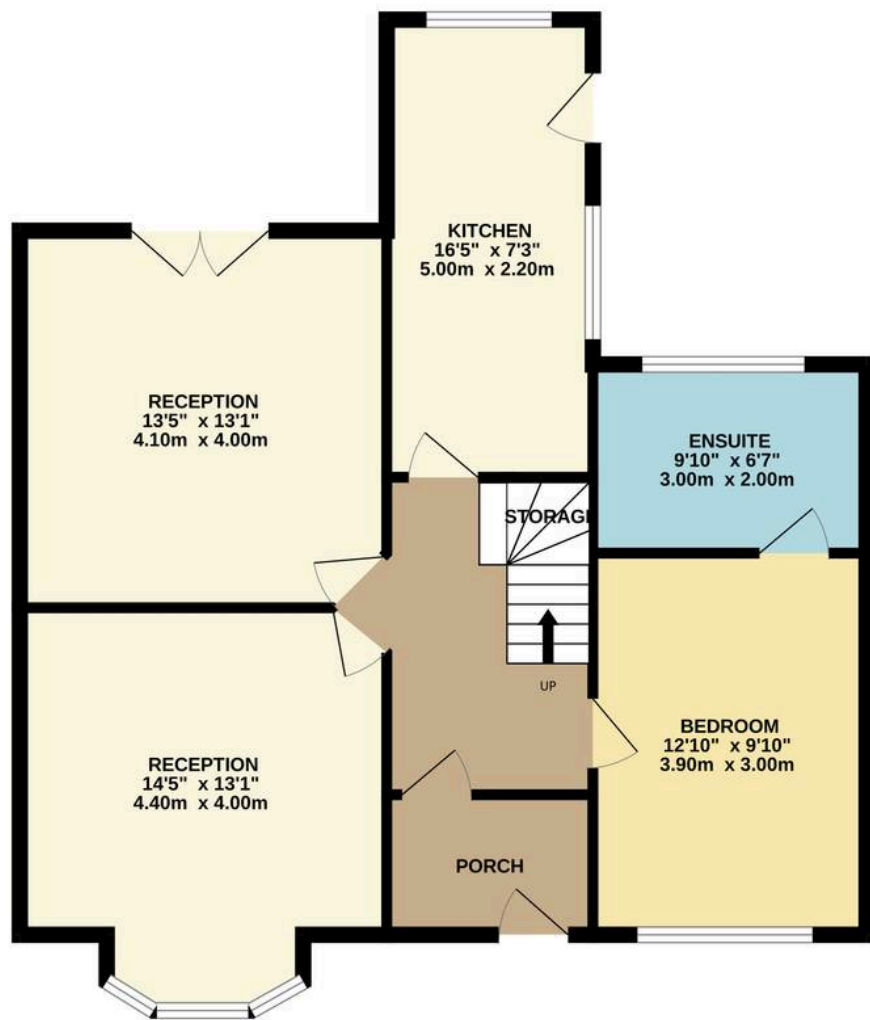




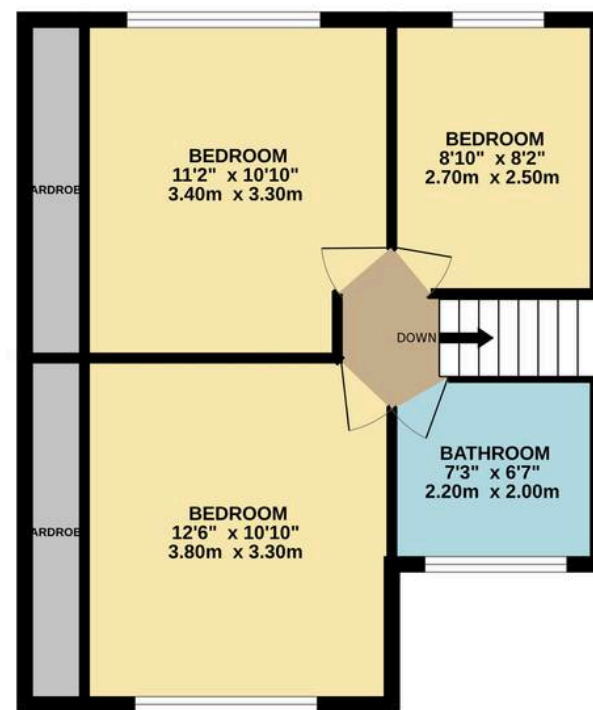




GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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