



131 Temple Road, Bolton
£200,000

Miller Metcalfe
Every step of the way

131 Temple Road

Bolton, Bolton

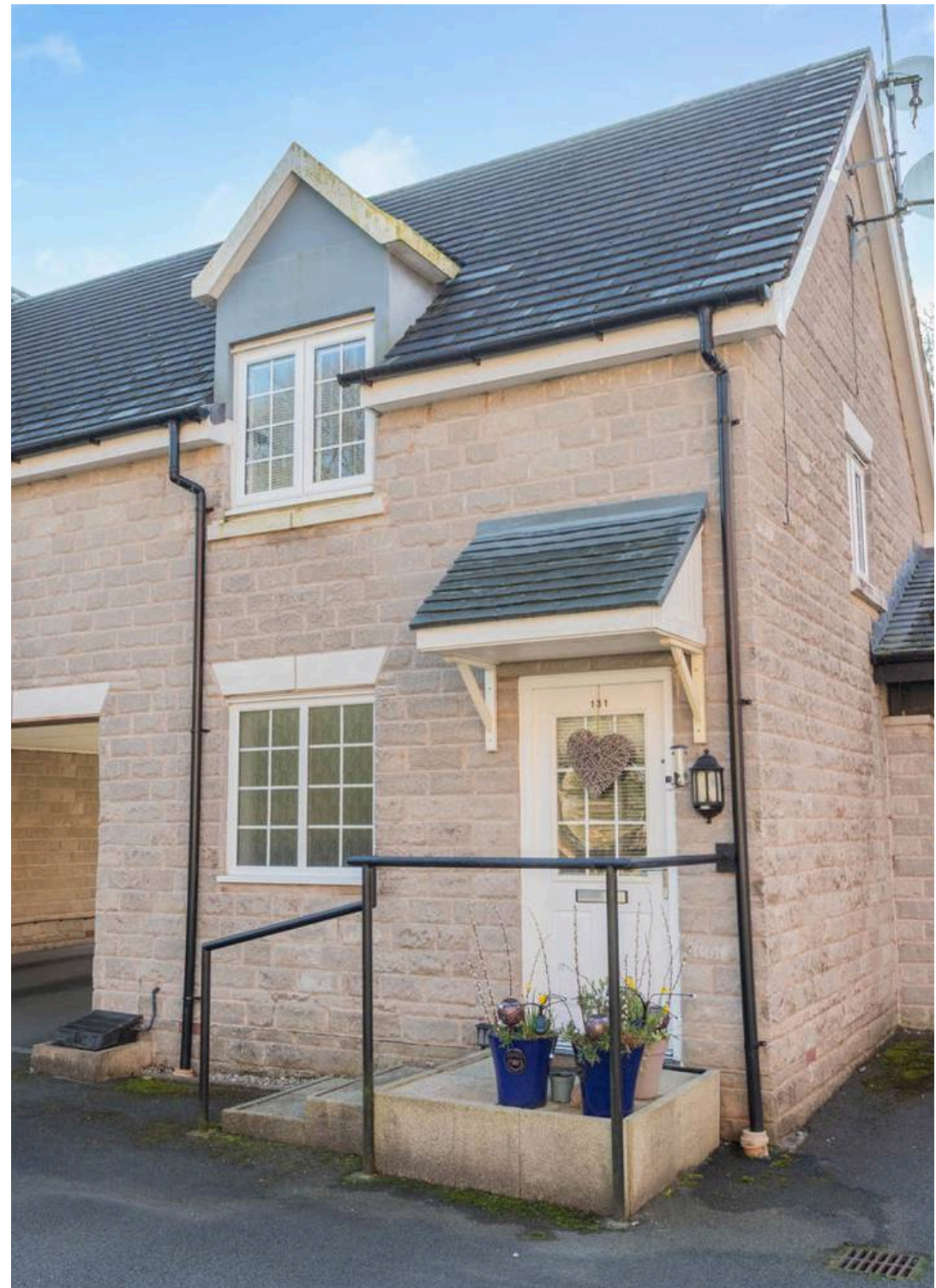
Looking for something unique, beautifully presented and bursting with appeal? This wonderful two bedroom property located on popular Temple Road is available immediately with no onward chain and we think it would make a perfect purchase for a first time buyer or perhaps someone looking to downsize. The accommodation is set over two floors with a substantial garage and utility room on the ground floor with access via a garage door and main front door. Stairs lead to the first floor where you'll find a tastefully decorated and well appointed lounge which has plenty of light and is extremely private. The lounge flows into an elegant kitchen area with a combination of base and eye level fitted units. Moving through to the back of the property you'll find two generous bedrooms and a fully fitted three-piece bathroom suite. For those looking for privacy, security and space in a property that will feel like home the second you arrive this will surely be of interest to you! The property is available immediately with no onward chain. The house is located on the well regarded Temple Road in Bolton which is close to a number of excellent amenities such as supermarkets, shops, schools and leisure facilities.

Council Tax band: B

Tenure: Freehold

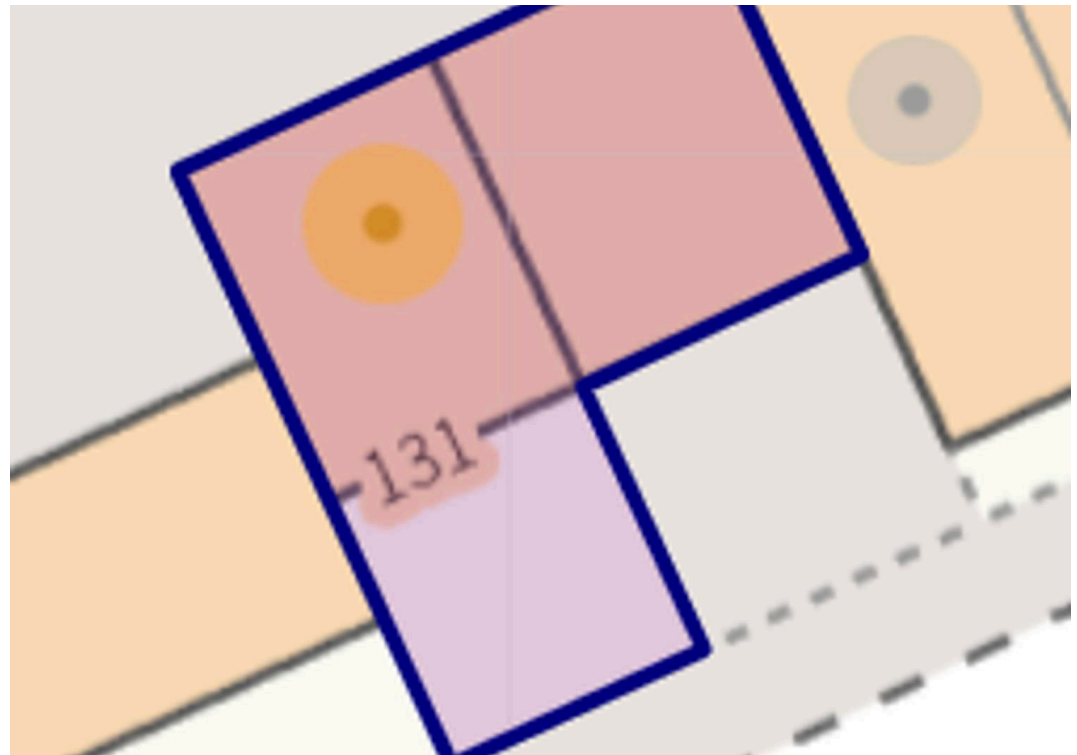
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

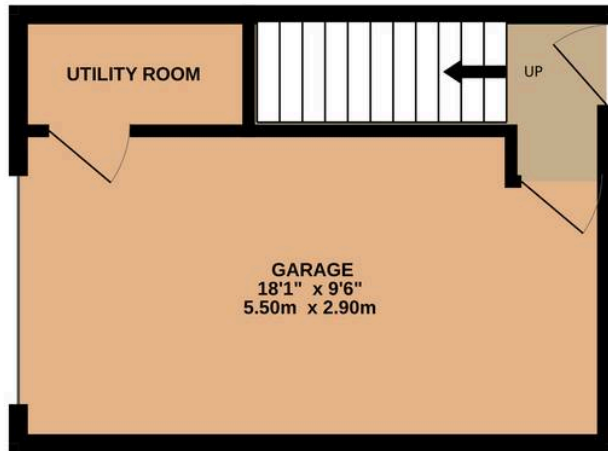




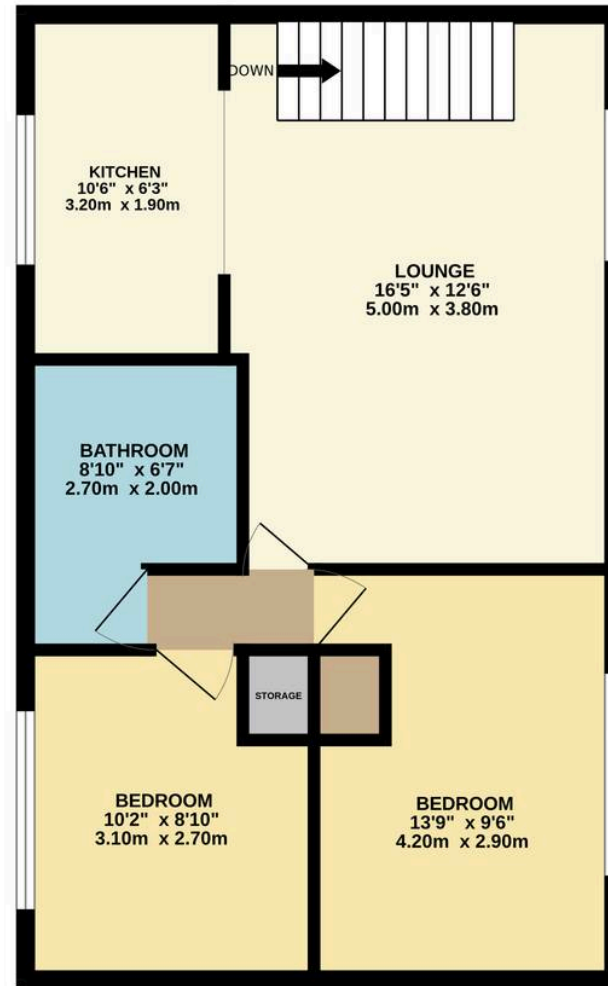




GROUND FLOOR
242 sq.ft. (22.4 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

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