



Romney Road, Bolton

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom, semi-detached property, situated on a quiet cul-de-sac in a highly sought-after area of Bolton. This lovely family home has been tastefully modernised throughout, offering a perfect blend of comfort and practicality. The property enjoys a peaceful residential setting while being ideally placed for families, with excellent local schools, parks, and shops all within easy reach. Bolton town centre is just a short drive away, offering a wide range of amenities, leisure facilities, and eateries. For those who commute, the property benefits from superb travel links, including nearby access to the M61 motorway and Bolton train station, providing direct routes to Manchester and beyond. Nature enthusiasts will also appreciate the close proximity to the picturesque Rivington reservoirs and walks, perfect for weekend strolls or family adventures.

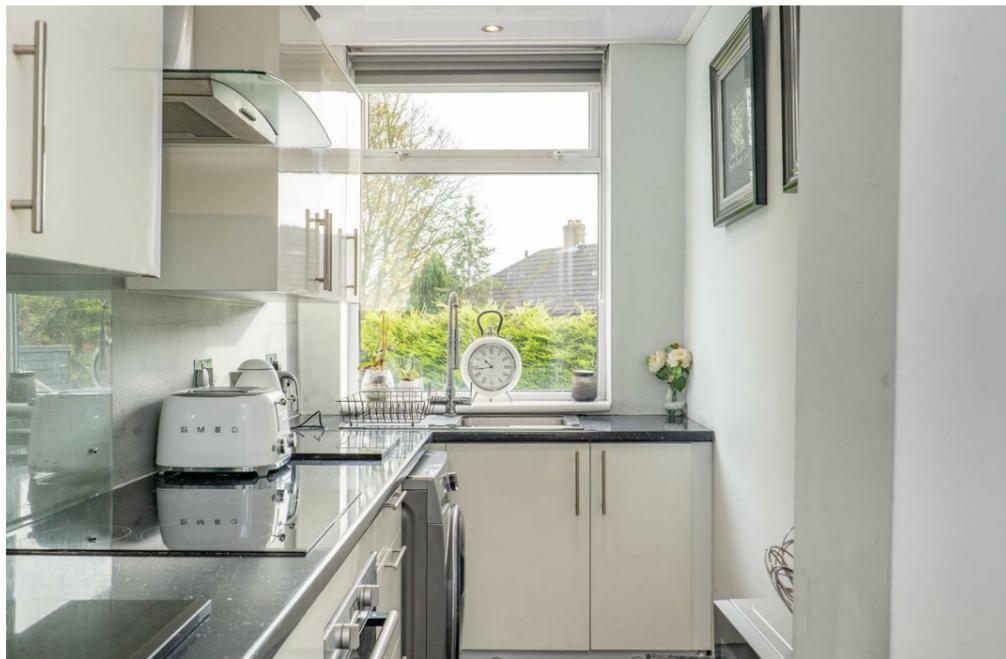
Stepping inside, you are greeted by a welcoming porch that opens into the bright and spacious reception hall, complete with a staircase leading to the first floor. From here, the home flows beautifully into the large open-plan lounge/diner, a truly inviting space enhanced by a charming bay-fronted window that floods the room with natural light and a feature fireplace that creates a warm focal point. There is ample room for a family dining table, making this the perfect setting for both everyday living and entertaining. Towards the rear, you'll find the conservatory, which offers a tranquil space to unwind while enjoying lovely views of the garden. The modern kitchen, located just off the lounge, is fitted with integrated appliances including an oven and fridge/freezer, and provides a practical yet stylish area for cooking and meal preparation.

To the first floor, the home has three well-proportioned bedrooms, each offering comfortable family accommodation. The second bedroom features a bay-fronted window and fitted wardrobes, adding both character and practicality. The remaining bedrooms are versatile, ideal for use as children's rooms, a guest room, or a home office. Completing the upper level is the modern family bathroom, tastefully finished and fitted with a three-piece suite including an over-the-bath shower.

Externally, the property benefits from a driveway to the front providing off-road parking for one car, along with a neatly presented front garden that enhances the home's kerb appeal. To the rear, you'll find a beautifully landscaped garden designed for low-maintenance enjoyment. A large seating area offers plenty of space for outdoor dining and entertaining, with steps leading down to a secluded artificial lawn—perfect for families and those who enjoy spending time outdoors. Overall, this charming and well-presented home offers a wonderful opportunity for families seeking a move-in-ready property in a desirable and peaceful location close to both countryside and town amenities.





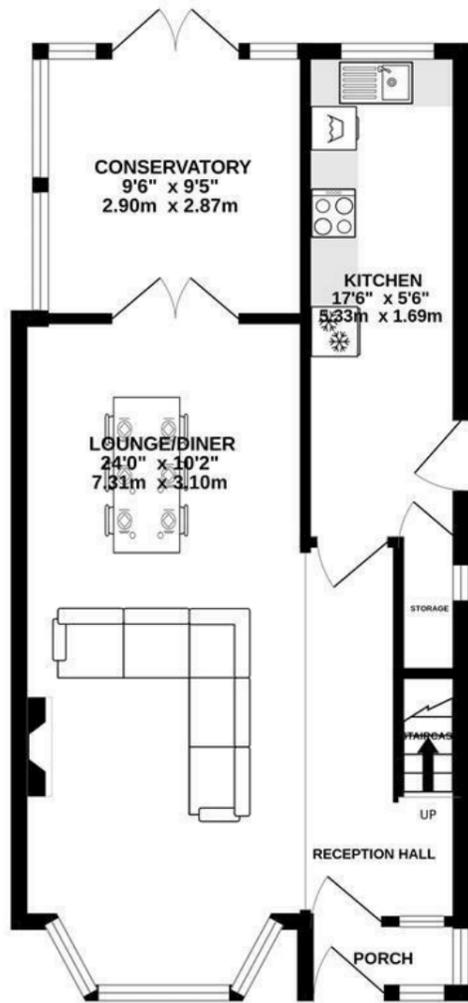




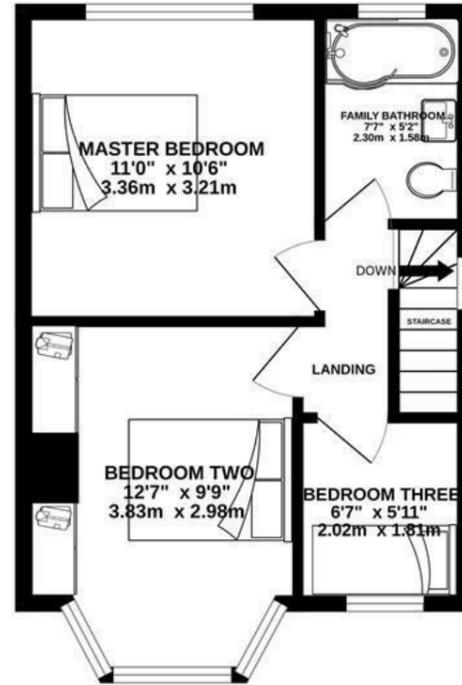




GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.

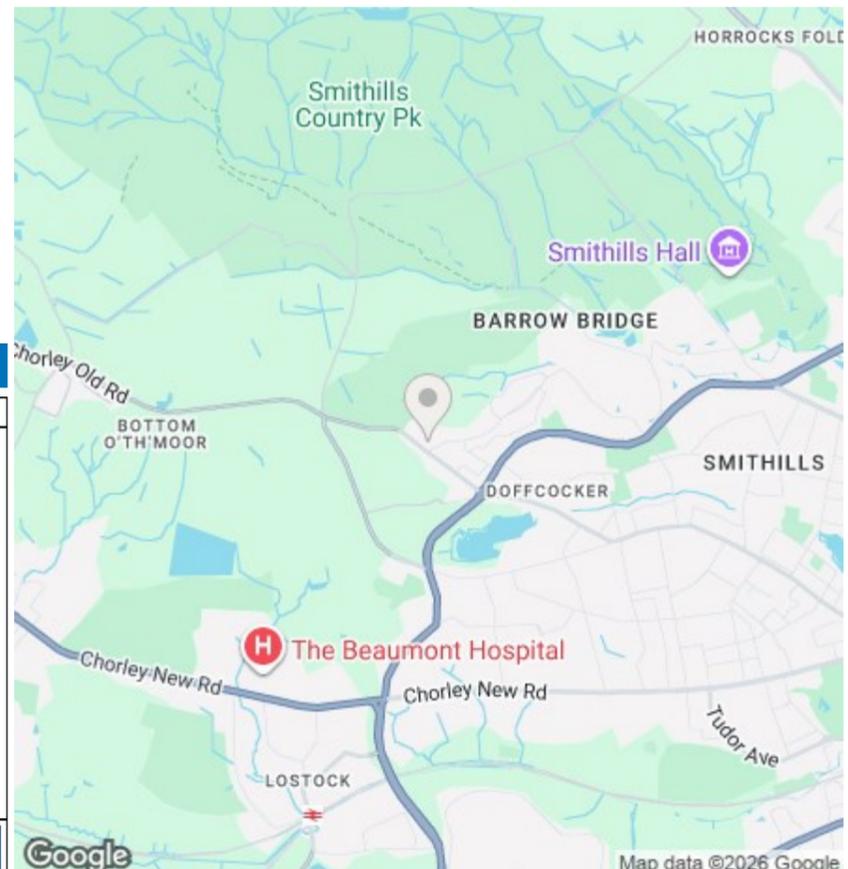


TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: 59, Potential: 73

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	