11 Brookfold Lane, Bolton

£250,000

Miller Metcalfe
Every step of the way

11 Brookfold Lane

Bolton

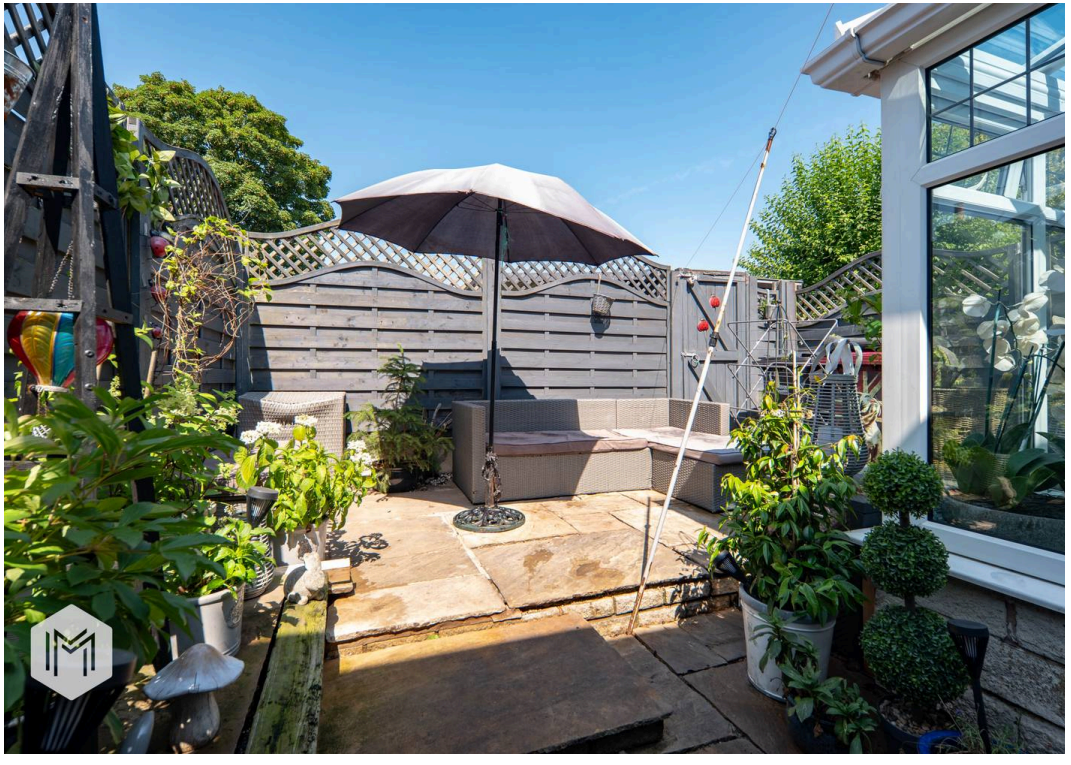
This beautifully presented two-bedroom stone cottage offers a wonderful blend of charm and modern convenience, set within a popular and sought-after location. The property is freehold, providing peace of mind for prospective buyers. Upon entering, you are greeted by a welcoming atmosphere, with characterful features such as exposed stonework, original beams, and tastefully chosen décor that complements the cottage's heritage. The spacious living room is both cosy and inviting, ideal for relaxing evenings or entertaining guests. The well-appointed kitchen is fitted with contemporary units and integrated appliances, combining functionality with style and offering ample storage and worktop space for aspiring chefs. From the kitchen, access leads to a bright conservatory, which serves as a versatile additional living area, perfect for enjoying natural light throughout the year. Upstairs, there are two generously sized bedrooms, each thoughtfully decorated to create a peaceful retreat, with the main bedroom featuring fitted wardrobes for convenient storage. The modern Jack amd Jill family bathroom is finished to a high standard, with elegant fixtures and fittings, including a full-sized bath and overhead shower. Throughout the cottage, attention to detail is evident, with quality flooring, tasteful lighting, and neutral tones enhancing the sense of space and light. The property also benefits from efficient heating and double glazing, ensuring year-round comfort. This charming stone cottage is ideally situated for access to local amenities, schools, and transport links, making it suitable for a range of buyers, from first-time purchasers to those looking to downsize or invest. With its abundance of character, practical layout, and excellent presentation, this delightful home is ready to move into and enjoy. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.

TOTAL FLOOR AREA : 945 sq.ft. (87.8 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.
Made with Metropix ©2026

Miller Metcalfe Harwood

Miller Metcalfe Sales & Lettings, 87A Lea Gate - BL2 4BQ

01204 308000 • harwood@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way