



14 Colchester Avenue, Bolton

Offers Over £200,000

Miller Metcalfe
Every step of the way

14 Colchester Avenue

Bolton, Bolton

Step into something special—this stunning semi-detached home has been transformed over the past six years into a beautifully modern, move-in-ready haven that effortlessly blends style, comfort, and practicality. From the moment you arrive, the property makes an impression with its updated windows and doors and a private driveway offering convenient off-road parking. Inside, the home continues to shine. The spacious living room provides the perfect place to relax or entertain, while the heart of the home—a sleek, contemporary dine-in kitchen—boasts a range of modern appliances and ample space for family meals and social gatherings. Just off the kitchen, a dedicated utility room adds that all-important extra functionality, keeping laundry and household tasks neatly tucked away. Upstairs, you'll find three generously sized bedrooms, each offering flexibility for growing families, guests, or even a home office, alongside a stylish family bathroom designed with comfort in mind. But the real showstopper lies outside. The expansive rear garden is simply stunning—ideal for entertaining, play, or peaceful evenings—and features a fantastic summer house complete with power, perfect for a home gym, office, or creative retreat. Perfectly positioned close to local amenities, well-regarded schools, and excellent transport links, this home offers not just a place to live, but a lifestyle to enjoy. Opportunities like this don't come along often—this is a home you won't want to miss.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

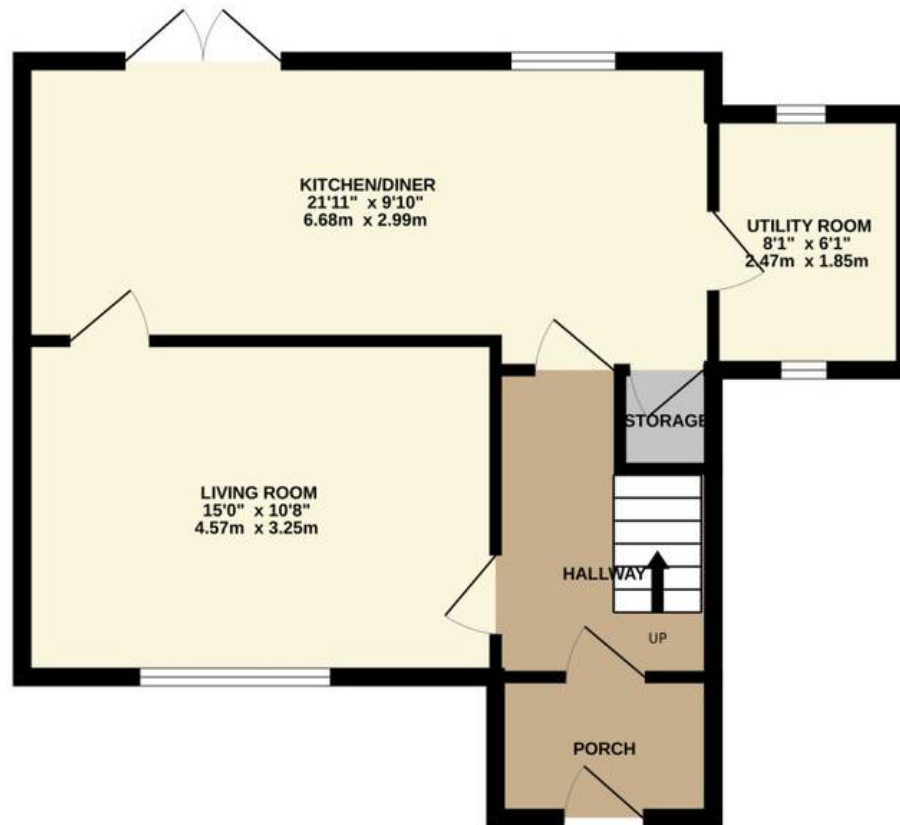




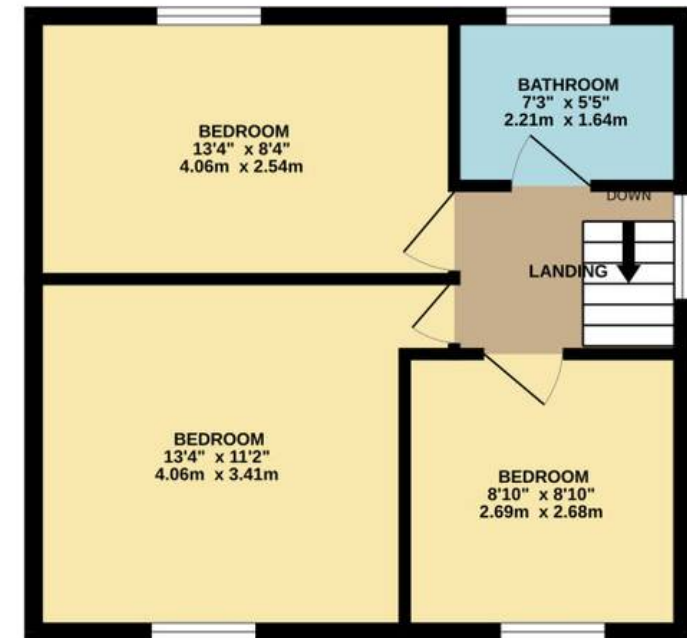




GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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