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3 BROWNS ROAD  
Bolton, BL2 6RQ  
Offers In The Region Of £280,000

# 3 BROWNS ROAD

## Property at a glance

- extended semi-detached family
- three generous sized bedrooms
- highly sought after residential location positioned close by to all local amenities
- PVC double glazing & GCH system
- spacious open plan kitchen
- large PVC double glazed conservatory
- playroom/study formerly the garage prior to conversion
- modern four piece family bathroom
- driveway providing off road parking for x2 cars
- large private rear garden, viewing a must!!!

Pearson Ferrier are delighted to bring to the market this extended semi-detached family home, located on the ever-popular Browns Road in Bradley Fold. Positioned within a highly sought-after residential area, the property is conveniently close to a wide range of local amenities, making it ideal for families and professionals alike.

The accommodation boasts three generous sized bedrooms and is enhanced by PVC double glazing and a gas central heating system throughout. The heart of the home is the spacious open plan kitchen, perfect for modern living and entertaining, which flows seamlessly into a large PVC double glazed conservatory overlooking the large private rear garden.

Further benefits include a versatile playroom/study, formerly the garage prior to conversion, offering flexible living space to suit a variety of needs. The property is completed by a stylish modern four-piece family bathroom.

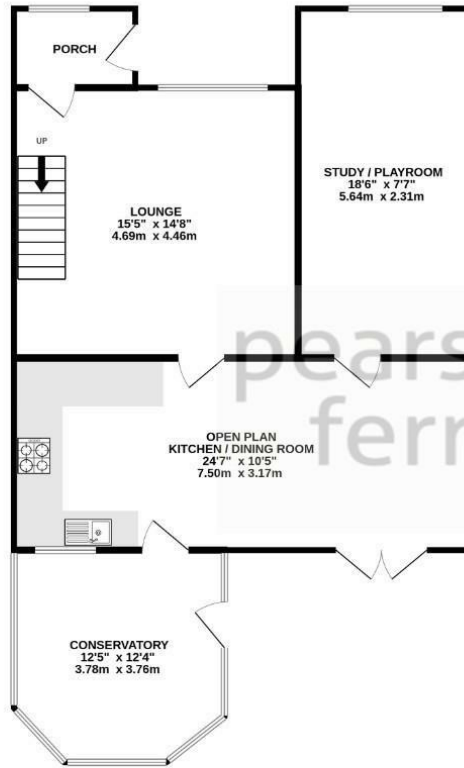
Externally, there is a driveway providing off-road parking for two cars, along with a large private rear garden, ideal for outdoor enjoyment.

Early viewing is highly recommended to fully appreciate the size, location, and quality of accommodation on offer.

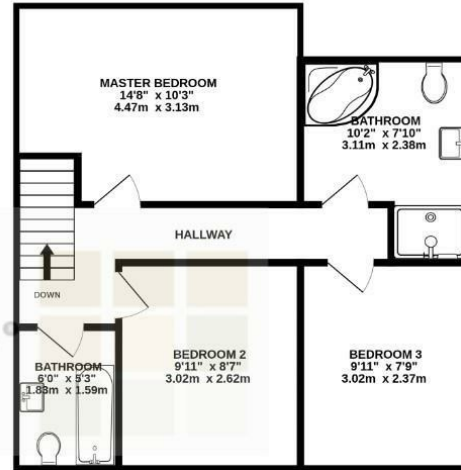




GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
102 plus	A			102 plus	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
41-48	F			41-48	F		
1-40	G			1-40	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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