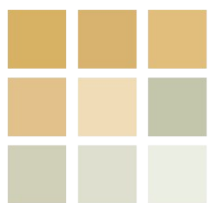




pearson
ferrier®



63 PANSY ROAD
Bolton, BL4 0EW
Offers In The Region Of £230,000

63 PANSY ROAD

Property at a glance

- beautiful and well maintained semi-detached family home
- three generous sized bedrooms (master with built in wardrobes)
- PVC double glazing & GCH system
- beautiful open plan lounge housing a multi-fuel log burner with PVC French doors leading out onto the private rear garden
- modern fitted kitchen with wooden block style work surfaces
- modern stylish family bathroom
- gated driveway providing off road parking for one car
- large private mature rear garden
- positioned close by to all local amenities including the nearby motorway networks and Bolton General hospital
- early viewing highly recommended

Pearson Ferrier Estate Agents Radcliffe branch are delighted to bring to the market this beautifully presented and exceptionally well-maintained three-bedroom semi-detached family home, ideally situated in a popular residential location in Farnworth. Offering spacious accommodation throughout, stylish interior and a superb private rear garden, this fantastic property is perfectly suited to growing families, first-time buyers and those looking to upsize.

The accommodation briefly comprises an inviting entrance hallway leading through to a stunning open plan lounge and dining area, featuring a charming multi-fuel log burner creating a warm and welcoming focal point. PVC French doors open directly onto the beautifully maintained private rear garden, allowing an abundance of natural light and providing the perfect space for both relaxing and entertaining.

The modern fitted kitchen is finished with attractive wooden block-style work surfaces, offering ample storage and preparation space to meet the needs of modern family living.

To the first floor are three generously proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes, together with a contemporary and stylish family bathroom finished to a high standard.

Further benefits include PVC double glazing, a gas central heating system, a gated driveway providing off-road parking for one vehicle, and a large, mature, private rear garden offering an excellent outdoor space for families and entertaining.

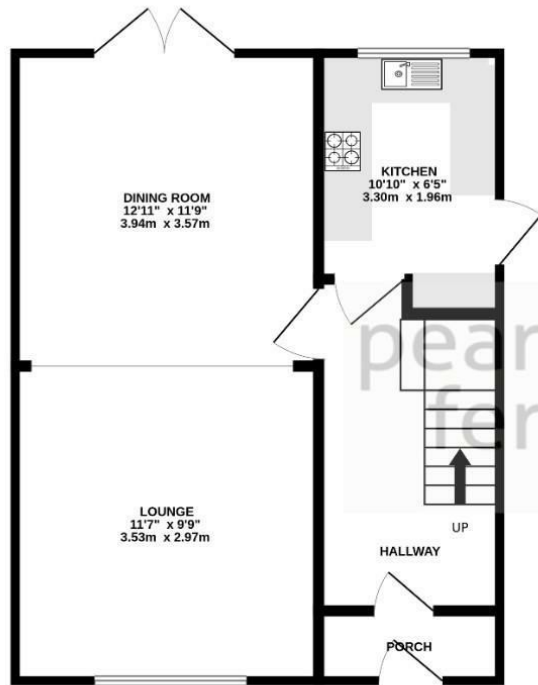
Conveniently positioned close to a wide range of local amenities, reputable schools, Bolton General Hospital and excellent transport links including the nearby motorway networks, this superb home offers an ideal balance of convenience and lifestyle.

Properties of this quality are always in high demand and early viewing is highly recommended. Contact Pearson Ferrier Estate Agents Radcliffe branch today to arrange your viewing 0161 725 8155.

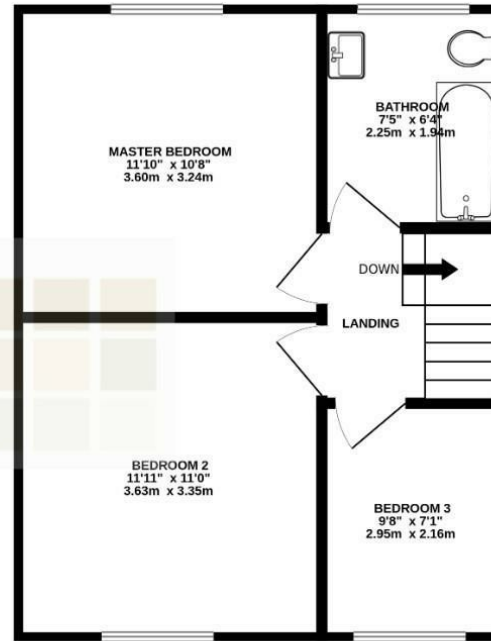




GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
48-54	E		
35-47	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
48-54	E		
35-47	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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