



pearson
ferrier®



348 BOLTON ROAD
Manchester, M26 3GP
Offers In The Region Of £150,000

348 BOLTON ROAD

Property at a glance

- spacious bay fronted mid-terrace
- two generous sized bedrooms
- two separate reception rooms
- modern fitted kitchen with integrated appliances
- utility room
- PVC double glazing & GCH system
- modern stylish family bathroom
- patio garden to the rear
- The current vendors rent an additional piece of land for £100 per annum from the Wilton Estate to the rear of the property which they used as a driveway for x2 cars and a private rear garden
- early viewing recommended

Pearson Ferrier are delighted to bring to the market this spacious bay-fronted mid-terrace, ideally located within walking distance of Radcliffe Metrolink station, providing quick and convenient access to Manchester City Centre.

The property offers two generous-sized bedrooms and two separate reception rooms, perfect for both relaxing and entertaining. The modern fitted kitchen comes complete with integrated appliances and is complemented by a separate utility room.

Upstairs, you'll find a modern, stylish family bathroom, while the property benefits from PVC double glazing and a gas central heating system throughout.

To the rear, there is a low-maintenance patio garden. The current vendors also rent an additional piece of land from the Wilton Estate for just £100 per annum, which they have used as a driveway for two cars and as a private rear garden.

With its generous space, excellent location, and added parking/garden opportunity, this home is perfect for first-time buyers.

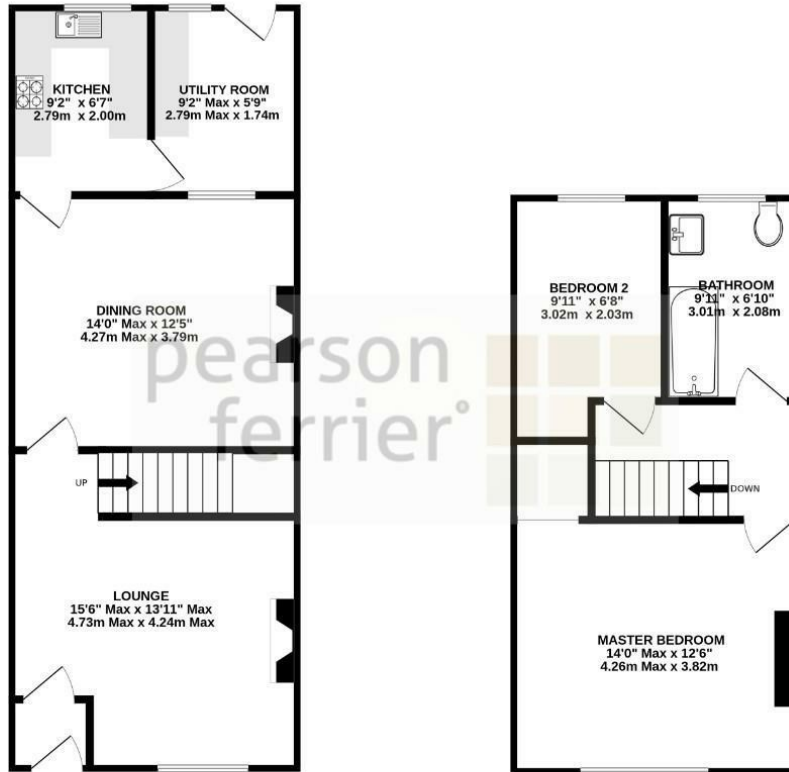
Early viewing is highly recommended.





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

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metagrip ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	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		
49-54	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Radcliffe Office
44 Blackburn Street Radcliffe, Manchester, M26 1NQ
Telephone: 0161 725 8155
Fax: #
Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.