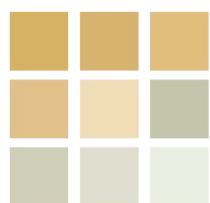




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348 BOLTON ROAD  
Manchester, M26 3GP  
Offers In The Region Of £150,000



# 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.

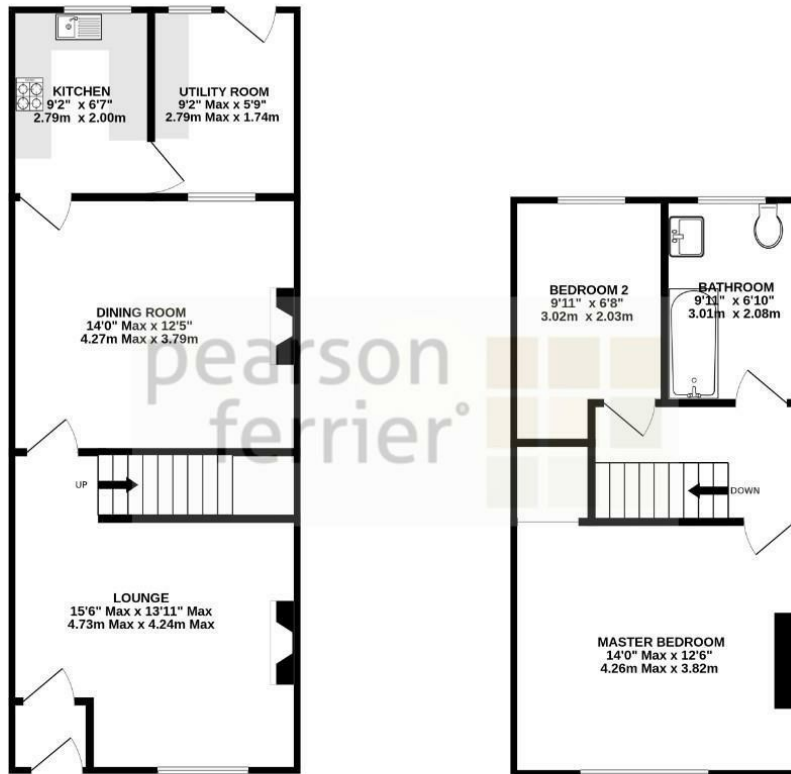






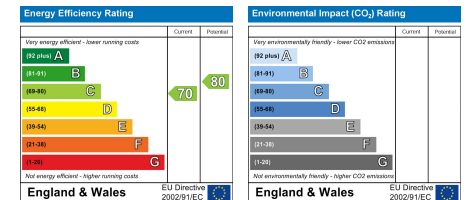
GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

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.  
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