



454 BOLTON ROAD
Manchester, M26 3GG
Offers Over £200,000

454 BOLTON ROAD

Property at a glance

- extended semi-detached family home
- three bedrooms
- PVC double glazing & GCH system
- two reception rooms
- extended kitchen with integrated appliances
- spacious family bathroom
- off road parking for 2/3 cars
- gardens to the front & rear
- sold with no upward chain

An extended modern built three bedroom semi-detached family built circa 1990's located in a highly sought after residential area yet conveniently placed for easy access to all local amenities including local schools, shops and transport networks including Radcliffe met station providing easy access to and from Manchester City centre and surrounding areas. Further features include: PVC double glazing, gas central heating system, extended living accommodation on the ground floor, two reception rooms, extended breakfast kitchen with integrated appliances, three generous sized bedrooms and a spacious family bathroom. Outside - driveway providing off road parking for 2/3 cars and gardens to the front and rear. The accommodation briefly comprises: reception hallway, lounge, dining room, kitchen, first floor, three generous sized bedrooms and family bathroom. Outside - driveway providing off road parking for 2/3 cars and gardens to the front and rear.

Additional Information:

Tenure - Freehold

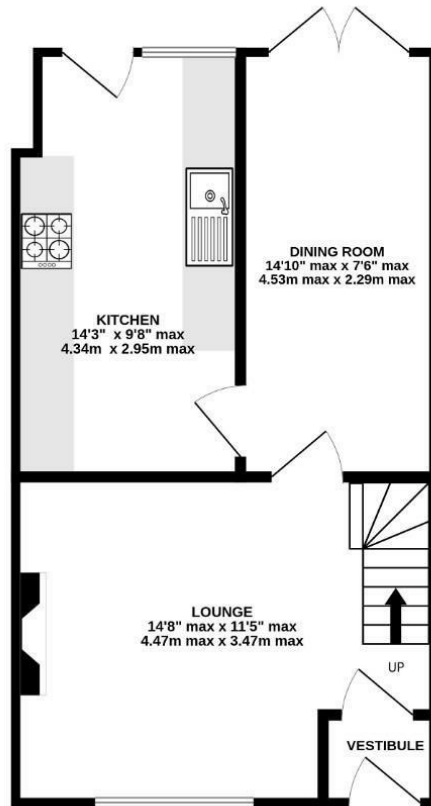
Council Tax band B payable to Bury MBC. Council Tax rates amount for 2023/2024 = £1695.21

EPC Rating: D

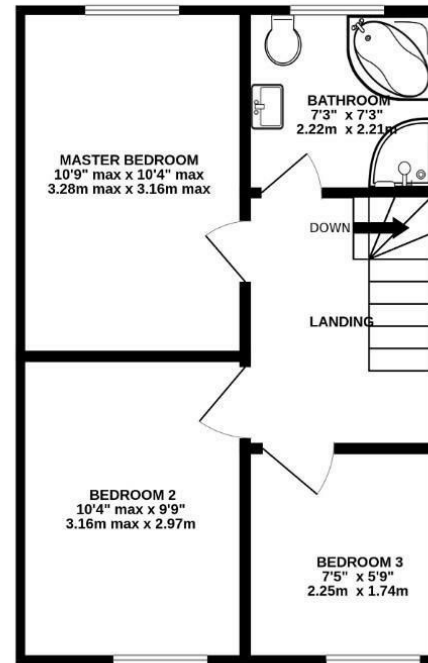




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
1-20 G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		