



pearson
ferrier®



69 BURY & BOLTON ROAD
Manchester, M26 4LF
Offers In The Region Of £415,000

69 BURY & BOLTON ROAD

Property at a glance

- extended 1930's, deceptively spacious bay-fronted semi-detached family home
- ideally positioned on the ever-popular Bury & Bolton Road, Radcliffe
- rich in character and beautifully presented throughout
- the property retains an abundance of original features
- two spacious reception rooms
- extended shaker-style breakfast kitchen, completed in 2024 by Cheshire Kitchens and finished in Farrow & Ball's 'Dead Salmon'. The kitchen benefits from quartz work surfaces, herringbone-style flooring, integrated appliances
- three generous bedrooms with bedroom two benefiting from fitted wardrobes
- the family bathroom features a traditional three-piece white suite, finished with classic white subway-style tiling and a Victorian-style shower over the bath
- block-paved driveway providing ample off-road parking for up to seven vehicles to the rear, double gates (installed 2022/23) lead to the attached single garage. A recently installed wooden decked area provides access to the mature lawned garden
- viewing a must!!!

REDUCED BY £10,000

Pearson Ferrier are delighted to bring to the market this extended 1901, deceptively spacious bay-fronted semi-detached family home, ideally positioned on the ever-popular Bury & Bolton Road, Radcliffe. Rich in character and beautifully presented throughout, the property retains an abundance of original features including a striking stained-glass internal door on entrance, picture rails, ceiling coving, and original internal doors which have been carefully dipped, stripped and finished with beeswax. The welcoming entrance hallway is finished with elegant herringbone-style flooring, setting the tone for the accommodation beyond. The spacious lounge boasts a large bay window, high ceilings, original picture rails and an attractive feature fire surround. A second generously sized reception room offers a beautiful separate dining room, ideal for entertaining, tastefully decorated in Laura Ashley wallpaper. This room provides access through to the: impressive extended wooden shaker-style breakfast kitchen, completed in 2024 by Cheshire Kitchens and finished in Farrow & Ball's 'Dead Salmon'. The kitchen benefits from quartz work surfaces, herringbone-style flooring, integrated appliances and a recently installed composite stable "Rock" door. To the first floor is a spacious landing area leading to three generous bedrooms with bedroom two benefiting from fitted wardrobes. The family bathroom features a traditional three-piece white suite, finished with classic white subway-style tiling and a Victorian-style shower over the bath. Externally, the property boasts a substantial block-paved driveway providing ample off-road parking for up to four vehicles. To the rear, double gates (installed 2022/23) lead to the attached single garage. A recently installed wooden decked area provides access to the mature lawned garden, complemented by established shrubs and borders, offering a private and attractive outdoor space.







TOTAL FLOOR AREA: 1457 sq.ft. (135.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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: Hexpass C3225

Energy Efficiency Rating		Current	Neutral	Environmental Impact (CO ₂) Rating		Current	Neutral
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
102 plus A	102 plus A						
81-101 B	81-101 B						
62-80 C	62-80 C						
45-61 D	45-61 D						
29-44 E	29-44 E						
13-28 F	13-28 F						
1-12 G	1-12 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	

Energy Efficiency Rating: 75 (Current), 64 (Neutral)
 Environmental Impact (CO₂) Rating: 75 (Current), 64 (Neutral)

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.