


pearson ferrier®

454 BOLTON ROAD
Manchester, M26 3GG
Offers Over £190,000

# 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

Pearson Ferrier in Radcliffe are delighted to offer 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













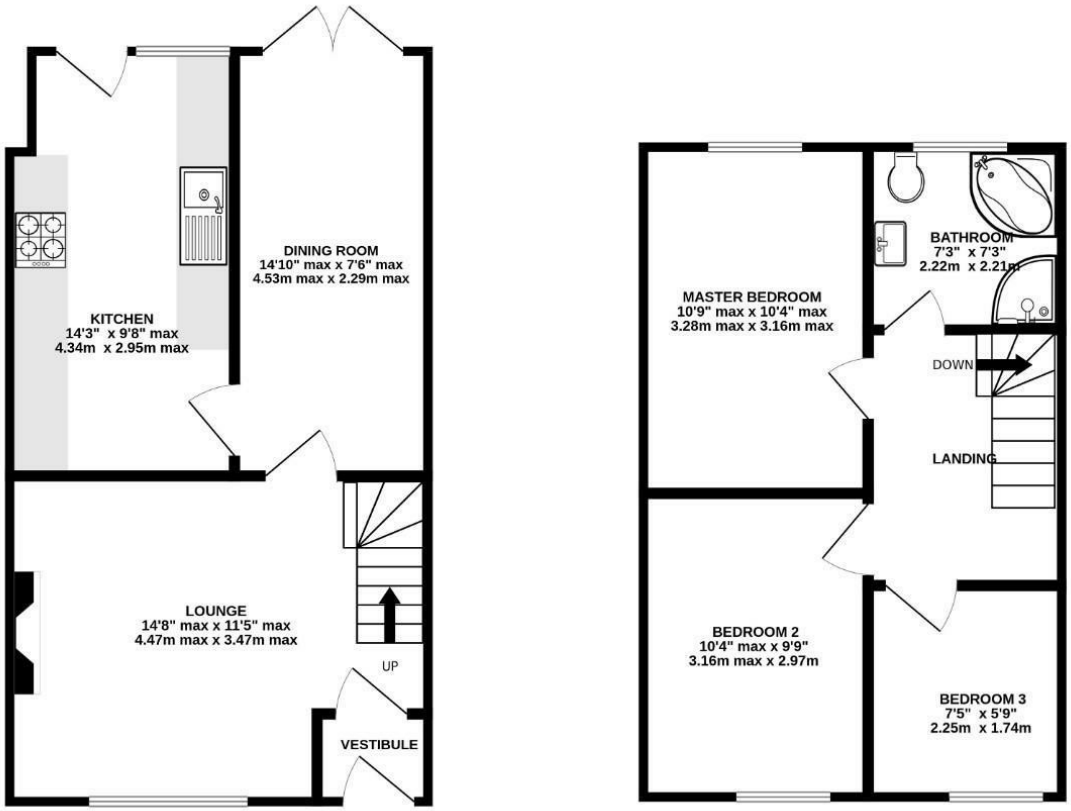






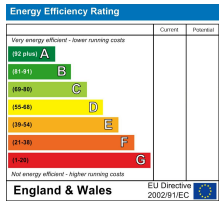
GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

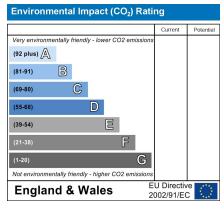
1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.




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.
Made with Metropix ©2023




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

www.pearsonferrier.co.uk

pearson ferrier®

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.