



Farrow & Farrow

ESTATE & LETTING AGENTS



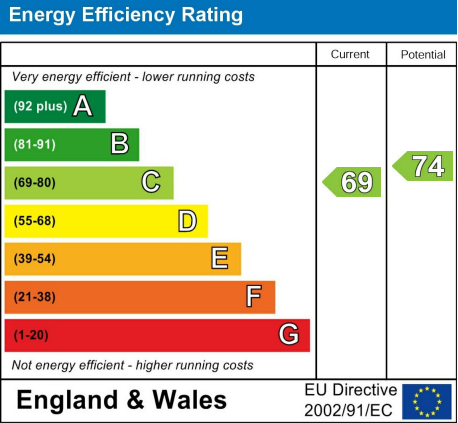
- Bolton Road North, Edenfield, Bury
- Beautifully Presented End Town House
- Excellent Convenient Location
- Superb Modern Finishes
- 2 Double Bedrooms - Formerly 3 Bedrooms
- Recent New Kitchen & Many Windows
- Low Maintenance Patio Garden
- **VIEWING HIGHLY RECOMMENDED - Contact Us To View**

30, Bolton Road North, Bury, BL0 0EZ

£240,000
Offers In The Region Of

30, Bolton Road North, Bury, BL0 0EZ

*** NEW *** - BEAUTIFULLY PRESENTED & CONVENIENTLY POSITIONED END TOWN HOUSE - Formerly 3 Bedrooms Currently 2 Doubles, Superbly Finished Throughout, Separate Garage Plot, Excellent Low Maintenance Rear Patio Garden, Recent Kitchen & Many Windows, Ideally Located For Edenfield / Rawtenstall / M66 & All Local Amenities - VIEWING HIGHLY RECOMMENDED



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Bolton Road North, Edenfield, Bury is an exceptionally well presented, extended end town house, previously 3 bedrooms and currently 2 good doubles, with the potential to revert if required. Having the unusual additional benefit of a separate garage plot too, the property sits in an accessible position with easy access to Edenfield village centre. Inside, the property has been treated to extensive styling and decoration, creating lovely modern living space with generous room sizes. The recent contemporary kitchen is a real standout feature which is well designed and superbly finished, creating a perfect modern space. Outside, the gardens are also well presented and maintained, with usability and ease of maintenance as key considerations. This is a genuinely lovely property, for which VIEWING IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Hall, Lounge, Kitchen / Dining Room, first floor Landing off to Bedrooms 1 & 2 and Bathroom. Externally, the property is set back by the Front Garden and has a well kept, low maintenance Rear Patio Garden too. The separate Garage Plot is a further additional feature too.

Located within easy reach of Edenfield village centre, this property has good access to local amenities and open countryside too. At the same time, excellent transport connections provide good links to Rawtenstall and Ramsbottom each within just a few minutes and of course, the potential to join the M66 corridor and linked M65/M60/M62 with ease too.

Hall

Lounge 14'10" x 12'6"

Kitchen/Dining Room 16'6" x 15'7"

Landing

Bedroom 1 13'6" x 15'11"

Bedroom 2 12'11" x 9'4"

Shower Room 6'0" x 6'5"

Front Garden

Rear Patio Garden

Garage Plot

Agents Notes

Disclaimer

