



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Bury & Bolton Road, Manchester, M26 4LD

### Offers Over £375,000

#### THE PERFECT FAMILY HOME

Nestled in the charming town of Bury, this exquisite semi-detached family home offers a perfect blend of modern living and elegant design. Fully updated and extended, the property has been meticulously maintained to the highest standard, showcasing immaculate presentation and stylish decoration throughout.

As you step inside, you are greeted by an inviting open-plan kitchen and living space, ideal for both entertaining and family gatherings. The kitchen boasts modern fixtures and fittings, ensuring a functional yet chic environment for culinary enthusiasts. The property features three generously sized double bedrooms, providing ample space for family members or guests.

One of the standout features of this home is the enviable garden space, which offers a private retreat for relaxation and outdoor activities. The garden is not overlooked from the rear, allowing for a peaceful and serene atmosphere. Additionally, the property benefits from ample off-road parking, a valuable asset in today's busy lifestyle.

Situated in a highly desirable location, this home is conveniently close to local schools, bus routes, and various amenities. It also boasts excellent transport links to Manchester, Bolton, and major motorways, making it an ideal choice for commuters.

# Bury & Bolton Road, Manchester, M26 4LD

## Offers Over £375,000



- Fully Renovated Semi Detached Property
- Stunning Open Plan Kitchen/Living Area
- Ample Off Road Parking and Garage & EV Charging Point
- EPC Rating D
- Three Bedrooms
- Exquisite Presentation Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hall

15'1 x 6'2 (4.60m x 1.88m )

Hardwood front door, central heating radiator, smoke detector, under stairs storage, wood effect laminate flooring, oak door to reception room, aluminium single glazed door to open plan kitchen/living area.

#### Open Plan Kitchen/Living Area

20'1 x 19'0 (6.12m x 5.79m)

Three Velux windows, upright central heating radiator, range of panelled wall and base units with marble work surfaces and splashback, inset stainless steel sink with mixer tap, integrated high rise double oven and microwave, five ring induction hob, space for American-style fridge freezer, integrated dishwasher, central island with breakfast bar, spotlights, electric living flame fire, wood effect laminate flooring and aluminium double glazed bi-folding doors to rear.

### First Floor

#### Landing

8'10 x 6'5 (2.69m x 1.96m )

Hardwood single glazed frosted leaded window, loft hatch, oak doors leading to three bedrooms and bathroom.

#### Bedroom One

12'11 x 10'7 (3.94m x 3.23m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

#### Bedroom Two

13'6 x 10'7 (4.11m x 3.23m)

UPVC double glazed bay window, central heating radiator, picture rail and fitted wardrobes.

#### Bedroom Three

8'4 x 6'5 (2.54m x 1.96m )

UPVC double glazed window, central heating radiator and coving.

#### Bathroom

7'5 x 6'10 (2.26m x 2.08m)

UPVC double glazed frosted window, heated towel rail, vanity top wash basin with mixer tap, dual flush WC, freestanding bath with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

### External

#### Rear

Enclosed multi-level garden with decking and steps down to artificial lawn, integrated bench, bedding and mature tree.

#### Front

Stone chip driveway, mature shrubbery and access to garage.



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