

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bolton Road, Manchester, M27 8XA

Offers Over £260,000

Nestled on Bolton Road in the charming area of Pendlebury, Swinton, this spacious detached home offers an ideal blend of comfort and convenience. As you approach the property, you will be greeted by a generous driveway, providing ample parking and easy access from the main road.

Upon entering, you will discover a large kitchen and dining space, perfect for family gatherings and entertaining guests. The kitchen is designed to be both functional and inviting, making it a delightful space for culinary creations. Adjacent to this, the expansive reception room offers a welcoming atmosphere, ideal for relaxation or hosting social events.

This home is not only spacious but also thoughtfully designed to cater to modern living. With its prime location in Swinton, residents can enjoy the benefits of local amenities, schools, and transport links, making it a desirable choice for families and professionals alike.

In summary, this property on Bolton Road is a wonderful opportunity for those seeking a comfortable and spacious home in a vibrant community. Don't miss the chance to make this delightful house your new home.

Bolton Road, Manchester, M27 8XA

Offers Over £260,000

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- Tenure Freehold
- Extensive Drive For Numerous Vehicles
- Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band C
- Two Bedroom Detached Property
- Low Maintenance Garden Space
- EPC Rating C
- Open Plan Living/Dining/Kitchen Area
- Easy Access To Major Commuter Routes

Ground Floor

tap, P shaped panel bath with overhead direct feed shower, tiled elevation, extractor fan and tiled floor.

Entrance

UPVC double glazed door to porch.

External

Front

Block paved drive, bedding areas and mature shrubs.

Porch

6'3 x 3'5 (1.91m x 1.04m)

Two UPVC double glazed windows and door to hall/kitchen.

Lean To/Shed

With power and lighting.

Hall/Kitchen

27'1 x 7' (8.26m x 2.13m)

Stairs to first floor, under stairs storage, two central heating radiators, range of wall and base units, laminate work tops, tiled splash back, space for two door range cooker with six ring gas hob, extractor hood, stainless steel sink and drainer with mixer tap, plumbing for washing machine, two UPVC double glazed windows and Velux, spotlights, wood effect laminate flooring and open access to dining area.

Rear

Enclosed garden, paving, block paving, bedding areas and mature shrubs.

Dining Area

19'8 x 9'5 (5.99m x 2.87m)

Central heating radiator, Velux window, spotlights, open access to reception room and UPVC double glazed French doors to external.

Reception Room

18'7 x 10'11 (5.66m x 3.33m)

UPVC double glazed window, central heating radiator, open fire place, television point and wood effect laminate flooring.

First Floor

Landing

UPVC double glazed window on the stair return. doors to two bedrooms and bathroom.

Bedroom One

17'7 x 9'6 (5.36m x 2.90m)

Two UPVC double glazed windows and central heating radiator.

Bedroom two

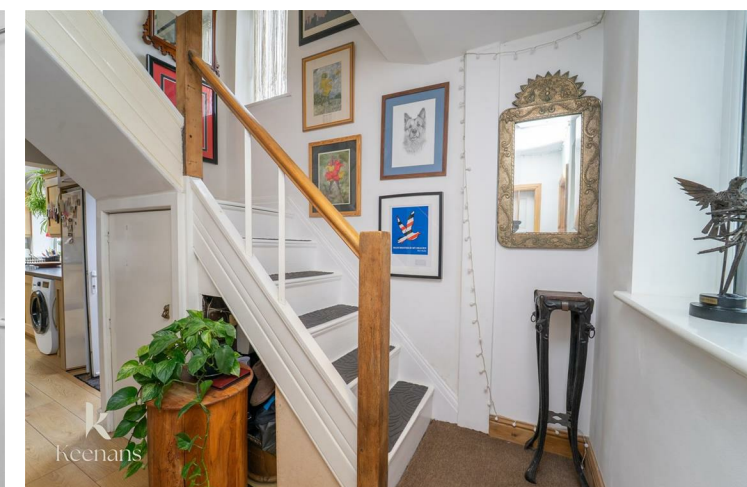
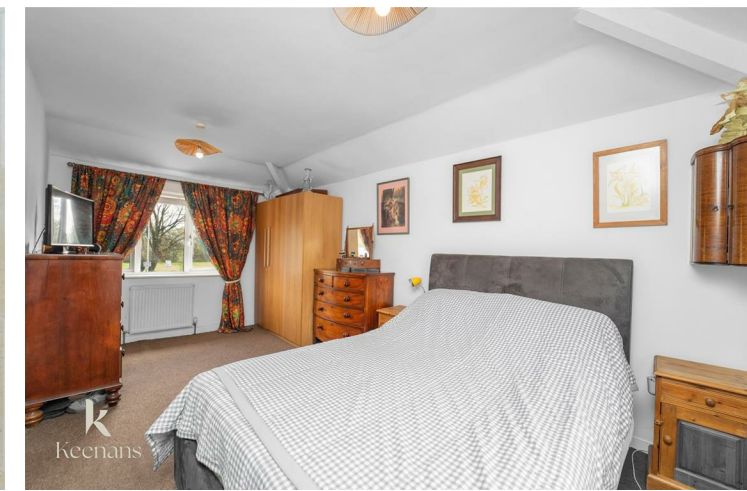
7'4 x 9'2 (2.24m x 2.79m)

UPVC double glazed window and central heating radiator.

Bathroom

9' x 5'7 (2.74m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer



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