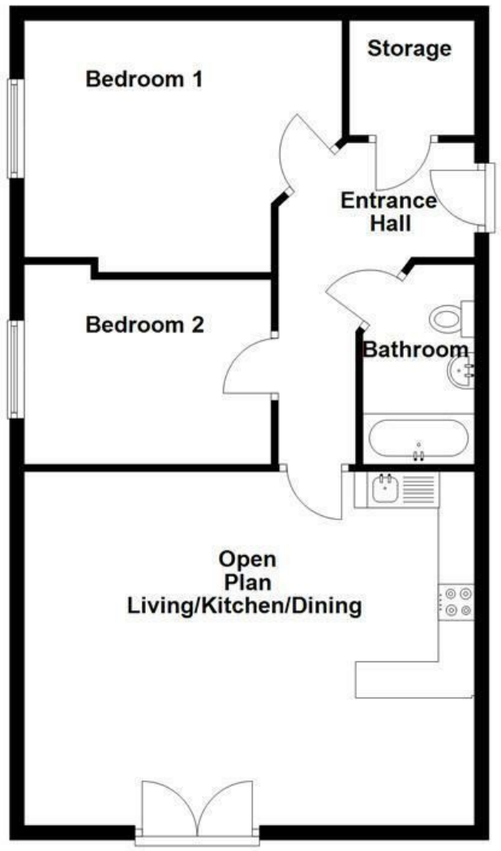
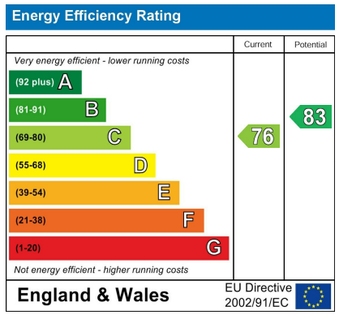
Keenans

## Ground Floor

Approx. 69.4 sq. metres (747.5 sq. feet)

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# Radcliffe Road, Bolton, BL3 1SH

## Offers Over £110,000

Welcome to this charming ground floor apartment located on Radcliffe Road in the heart of Bolton. This modern flat offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a peaceful living environment.

As you enter, you will be greeted by a spacious open plan living room and kitchen, designed to create a warm and inviting atmosphere. The layout is perfect for both relaxation and entertaining, allowing for seamless interaction between the living and dining areas. The kitchen is fully fitted, providing all the necessary amenities for your culinary adventures.

The apartment boasts two generously sized bedrooms, each offering ample space for furnishings and personal touches. These rooms are designed to provide a restful retreat at the end of the day. Additionally, the fully fitted bathroom is modern and well-appointed, ensuring your daily routines are both comfortable and efficient.

Situated in a quiet location, this property also includes the added benefit of parking, making it convenient for residents and guests alike. The surrounding area offers a sense of community while still being close to local amenities, ensuring that you have everything you need within easy reach.

This delightful apartment on Radcliffe Road is a wonderful opportunity for those looking to enjoy modern living in a tranquil setting. Do not miss the chance to make this lovely flat your new home.

# Radcliffe Road, Bolton, BL3 1SH

## Offers Over £110,000

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- Tenure Leasehold
- Off Road Parking
- Open Plan Living/Dining/Kitchen
- Easy Access To Major Network Links
- Council Tax Band B
- Two Well Poportioned Bedrooms
- Viewing Essential
- EPC Rating C
- Ideal Home For Downsizing
- Communal Garden

### Ground Floor

### Entrance Hall

### Open Plan Living/Kitchen/Dining
19'1 x 16' (5.82m x 4.88m)

### Bedroom One
14'5 x 11'6 (4.39m x 3.51m)

### Bedroom Two
11'3 x 9'1 (3.43m x 2.77m)

### Bathroom
8'1 x 5'5 (2.46m x 1.65m)

**Tel: 01617939622**

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