



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		77	
(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 6EW

### Offers Over £180,000

#### GENEROUS TWO-BEDROOM HOME IN SWINTON

Nestled on Bolton Road in the charming area of Pendlebury, Swinton, Manchester, this delightful mid-terrace house offers a perfect blend of comfort and practicality. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

As you enter, you are welcomed by a generous reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. This space flows seamlessly into the kitchen, creating an open and airy feel that enhances the overall living experience. The kitchen is well-equipped, making it a joy for any home cook to prepare meals.

The two bedrooms are thoughtfully designed, ensuring ample space for rest and personal belongings. The well-appointed bathroom adds to the convenience of the home, providing a tranquil space for your daily routines.

Outside, the rear yard is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. Additionally, the property boasts cellar space, offering valuable extra storage for your belongings, keeping your living areas clutter-free.

# Bolton Road, Manchester, M27 6EW

## Offers Over £180,000



- Tenure Leasehold
- On Street Parking
- Ideal Home For A Couple Or Small Family
- Enclosed Low Maintenance Rear Yard Space
- Council Tax Band A
- Two Generously Sized Bedrooms
- Viewing Essential
- EPC Rating C
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

### Ground Floor

#### Reception Room

26'8 x 15'1 (8.13m x 4.60m)

#### Kitchen

12'7 x 9'4 (3.84m x 2.84m)

### Lower Ground Floor

#### Cellar

27'3 x 7'5 (8.31m x 2.26m)

### First Floor

#### Landing

17'3 x 2'10 (5.26m x 0.86m)

#### Bedroom One

11'5 x 10'2 (3.48m x 3.10m)

#### Bedroom Two

17'6 x 7'8 (5.33m x 2.34m)

#### Shower Room

7'2 x 5'4 (2.18m x 1.63m)

