

Harrison



Sales

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452 BOLTON ROAD BURY BL8 2DA

£122,950

- LARGE GARDEN FRONTED TERRACED
- CAR RUN-IN BLOCK PAVED YARD
- SEPARATE DINING ROOM
- BATHROOM WITH SHOWER
- 3 BEDS, GAS COMBI C/H, ALARM, D/G
- VESTIBULE, HALL, LOUNGE
- SPACIOUS FITTED KITCHEN
- VIEWING IS RECOMMENDED

10 Bolton Street Bury Lancashire BL9 0LQ



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GROUND FLOOR

VESITBULE

uPVC double glazed entrance door, quarry tiled floor, part tiled walls.

HALL

Radiator

FRONT LOUNGE

16' x 11'5". uPVC double glazed bay window, living flame gas fire set on wood/marble surround, wood laminate flooring, double doors to dining room, double radiator.

SEPARATE DINING ROOM

16'4" x 12' uPVC double glazed window, gas fire set on Regency/marble fireplace, wood laminate flooring, double radiator.

KITCHEN

15'5" x 8'6" 2 uPVC double glazed windows, hardwood rear door, range of wood style fitted wall and base units and co-ordinated worktops with ceramic tiled surrounds, inset sink unit, ceramic tiled floor, plumbing for automatic washing machine, wall mounted central heating boiler, under stairs storage cupboard, gas point, radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

15' x 13'3" uPVC double glazed, radiator.

BEDROOM

16'4" x 9'6" uPVC double glazed, radiator

BEDROOM

9'2" x 8'10" uPVC double glazed, radiator.

BATHROOM

uPVC double glazed, white 3 piece suite comprising bath with electric shower fitted over, hand wash basin and w.c, ceramic tiling to all walls, radiator .

EXTERNALLY

CAR RUN IN

With double doors and block pave driveway.

GARDENS

Lawn front garden. Spacious enclosed rear yard with attractive block paving, hose point, spacious shed

LOCATION: From Bolton Road, Bury for approx ½ mile, the property is situated on the right..

All room sizes deemed approximate and are for guidance only



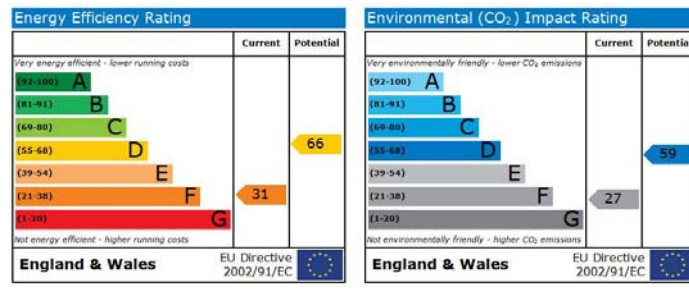
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PICTURE PAGE





ENERGY PERFORMANCE CERTIFICATE



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