



Bolton Road, Radcliffe, Manchester, M26 3QN

Offers in the Region Of £149,950

A well presented 2 bed mid terrace home, located on Bolton Road in Radcliffe, Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood, plus a good sized, low maintenance yard to the rear. To the upper floor you will find a double sized master bedroom and a single bedroom to the rear, plus a family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold with 846 years left on the lease. 30.10 per annum ground rent. EPC is Band E.



ACCOMMODATION

Entrance Vestibule 2' 5" x 3' 5" (0.73m x 1.05m)

The entrance vestibule to the front of the property.

Lounge 13' 7" x 13' 7" (4.14m x 4.15m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 10' 10" x 13' 5" (3.3m x 4.08m)

A modern fully fitted kitchen to the rear, with an integrated gas hob, oven and a chrome extractor hood. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Rear Yard

A low maintenance yard to the rear of the property, with a garden shed included.

Stairwell to the upper floor

The stairwell to the upper floor.

Master bedroom 11' 0" x 13' 8" (3.36m x 4.16m)

A double sized master bedroom to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 7' 8" x 8' 8" (2.34m x 2.65m)


A single sized bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 11' 0" x 13' 8" (3.36m x 4.16m)


A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Reference:

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