



**9 BOSCOW ROAD**  
**BOLTON, BL3 1TJ**

**£300,000**  
**LEASEHOLD**

WOW!!! MISTORIA ESTATE AGENTS PRESTIGE HOME  
 DREAM HOME  
 DREAM PRICE  
 TURN KEY READY

NOT TO BE MISSED  
 VIDEO TOUR AND VIRTUAL TOUR



## 9 BOSCOW ROAD

• TURN KEY READY • LARGE DRIVEWAY  
AND GARAGE • PRESTIGE QUALITY • NO  
CHAIN • PRICED TO SELL • HIGHLY  
DESIRABLE LOCATION • RENOVATED FOUR  
BED DORMA BUNGALOW



## 9 BOSCOW ROAD







**Matterport Property Report:**

**9 Boscow**

Gross Floor Area - Full Property 117.4 m² | Floor 1 66.6 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
**Matterport**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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