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10 BROWNS ROAD

Bolton, BL2 6RQ

Offers In The Region Of £315,000

10 BROWNS ROAD

Property at a glance

- modern extended detached family home
- four generous sized bedrooms
- highly regarded residential location
- PVC double glazing & GCH system
- modern recently installed ground floor guest WC/cloakroom
- two reception rooms
- spacious breakfast kitchen with integrated appliances
- modern family bathroom
- driveway providing ample off road parking for two/three cars leading to the detached single garage
- large private rear garden. Viewing a must!!!

A modern extended four bedroom detached family home located within this highly desirable residential location conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks. Early viewing is highly recommended to avoid any disappointments and features include: PVC double glazing, gas central heating system, modern recently installed guest WC/cloakroom, two spacious reception rooms plus a modern spacious breakfast kitchen with integrated appliances. four generous sized bedrooms (master fitted), modern family bathroom.

Outside - driveway providing ample off road parking for two/three cars leading to the detached single garage and a large private rear garden. The accommodation briefly comprises: reception hallway, WC/cloakroom, lounge, sitting room, breakfast kitchen, first floor, four generous sized bedrooms (master fitted) and family bathroom. Outside - driveway leading to the detached single garage and low and large private rear garden.

Additional information:

Tenure - Freehold

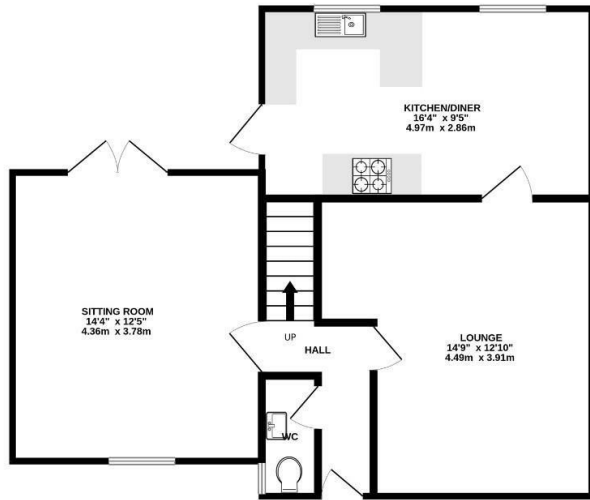
Council Tax band C payable to Bury MBC. Council Tax rates amount for 2024/2025 = £2,034.48

EPC Rating: Await EPC

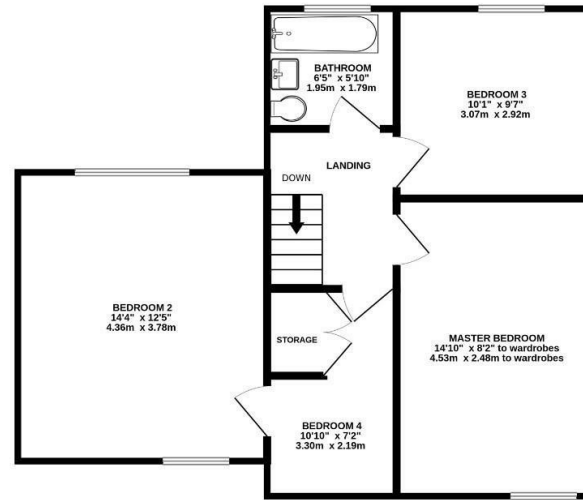




GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.

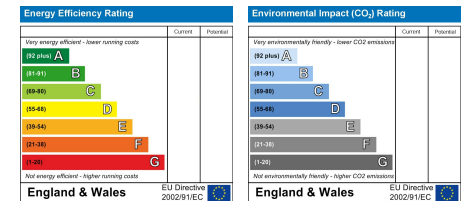


1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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