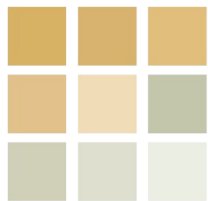




pearson
ferrier®



34 EDINBURGH ROAD

Bolton, BL3 1TG

Offers In The Region Of £230,000

34 EDINBURGH ROAD

Property at a glance

- beautiful & recently refurbished semi-detached true bungalow
- two generous sized bedrooms (main fitted)
- exceptional walk-in condition
- Recently installed PVC double-glazed windows and doors (2020), a new gas central heating system with a Bosch boiler (2020), and newly installed soffits, fascia, gutters, and downpipes (2020).
- spacious lounge ideal for entertaining.
- modern stylish kitchen with integrated appliances
- modern stylish shower room with an oversized walk-in shower cubicle.
- block-paved driveway providing ample off-road parking for four cars, leading to a detached single garage.
- mature gardens to the front and rear
- offered for sale with vacant possession & no upward chain. Viewing a must!!!

Welcome to 34 Edinbrough Road, Little Lever, Bolton - a beautiful and much-improved semi-detached true bungalow, nestled on Edinbrough Road, Little Lever. Built in the 1970s, this bungalow is a testament to the current owners' dedication and investment. This exceptional property, situated in Little Lever Village, offers convenient access to local amenities including schools, shops, and transport networks, with easy links to nearby motorways providing quick access to Manchester City Centre and beyond.

Key Features:

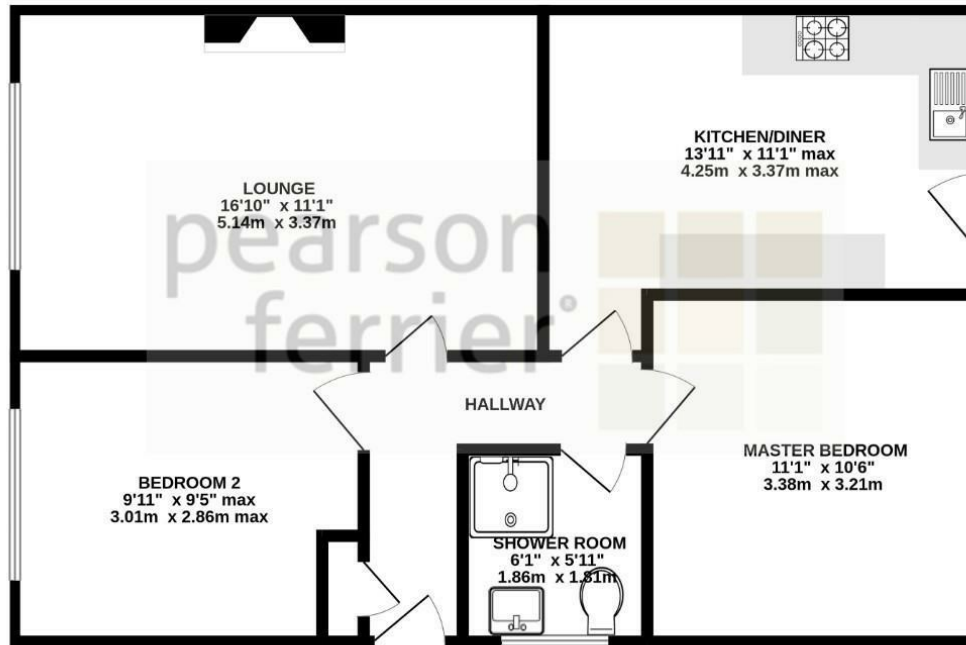
- ****Walk-In Condition:**** The property is presented in an exceptional walk-in condition.
- ****Modern Upgrades:**** Recently installed PVC double-glazed windows and doors (2020), a new gas central heating system with a Bosch boiler (2020), and newly installed soffits, fascia, gutters, and downpipes (2020).
- ****Spacious Lounge:**** A feature lounge ideal for entertaining.
- ****Stylish Kitchen:**** A modern, recently installed kitchen with integrated appliances.
- ****Bedrooms:**** Two generous-sized bedrooms, main bedroom fitted.
- ****Shower Room:**** A modern, stylish shower room with an oversized walk-in shower cubicle.
- ****Parking and Garage:**** Block-paved driveway providing ample off-road parking for four cars, leading to a detached single garage.
- ****Gardens:**** Mature gardens to the front and rear.

Early viewing is highly recommended to avoid disappointment. The accommodation briefly comprises: reception hallway, lounge, kitchen, two generous sized bedrooms and shower room. Outside - block paved driveway providing ample off road parking for four cars leading to a detached single garage and gardens to the front and rear.

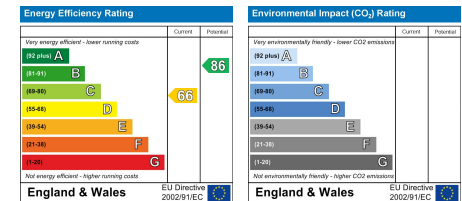




GROUND FLOOR



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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Radcliffe Office
 44 Blackburn Street Radcliffe, Manchester, M26 1NQ
 Telephone: 0161 725 8155
 Fax: #
 Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.