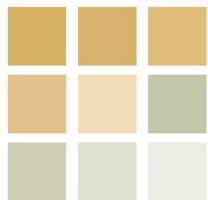




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19 ALDFORD GROVE
Bolton, BL2 6RY
Offers In The Region Of £230,000

19 ALDFORD GROVE

Property at a glance

- semi-detached family home
- three bedrooms
- occupying a large corner plot position scope to extend subject to obtaining planning permission
- located in a highly sought after location
- positioned in a cul-de-sac
- spacious lounge
- modern stylish family bathroom
- driveway providing ample off road parking for three cars leading to the detached single garage
- mature lawned gardens to the front, side and rear

Pearson Ferrier Estate Agents are delighted to bring to market this well-presented three-bedroom semi-detached family home, constructed circa the 1990s, and occupying a generous corner plot on Aldford Grove, Bradley Fold.

Situated in a highly sought-after cul-de-sac location, this property offers excellent access to local amenities, including well-regarded schools, shops, and convenient transport links. The home benefits from PVC double glazing and a gas central heating system.

Internally, the property features a lounge, breakfast kitchen, three bedrooms and a modern, stylish family bathroom, making it ideal for first time buyers or growing families. Externally, the large corner plot provides fantastic scope for extension (subject to obtaining planning permission from Bury MBC). The mature lawned gardens wrap around the front, side, and rear, offering a great outdoor space for relaxation and entertainment.

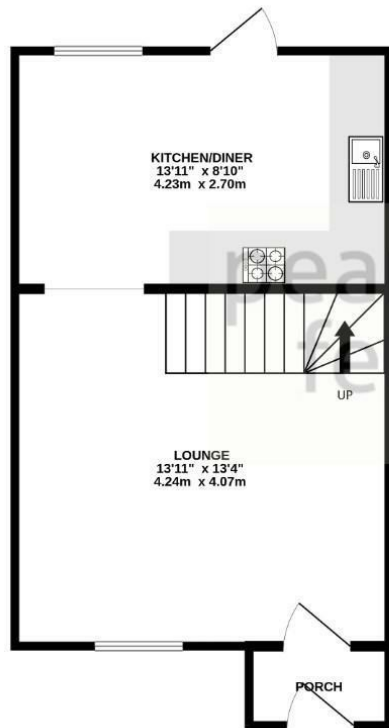
A driveway provides ample off-road parking for up to three cars and leads to a detached single garage, adding further practicality to this superb family home.

Early viewing is highly recommended to fully appreciate the potential and location of this fantastic property. Contact Pearson Ferrier today to arrange your viewing!

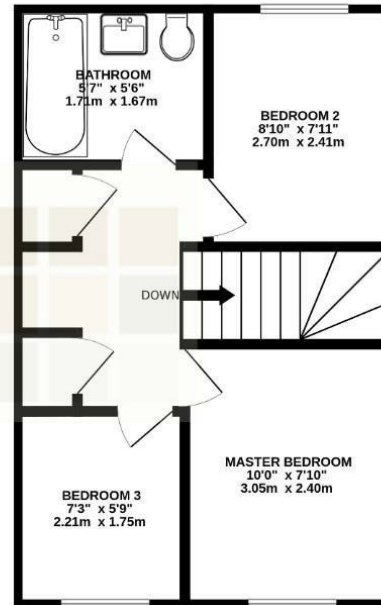




GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.

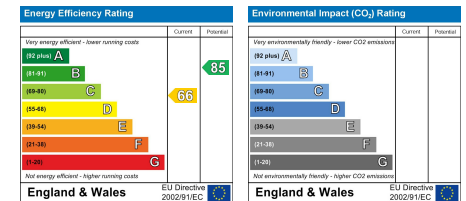


1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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