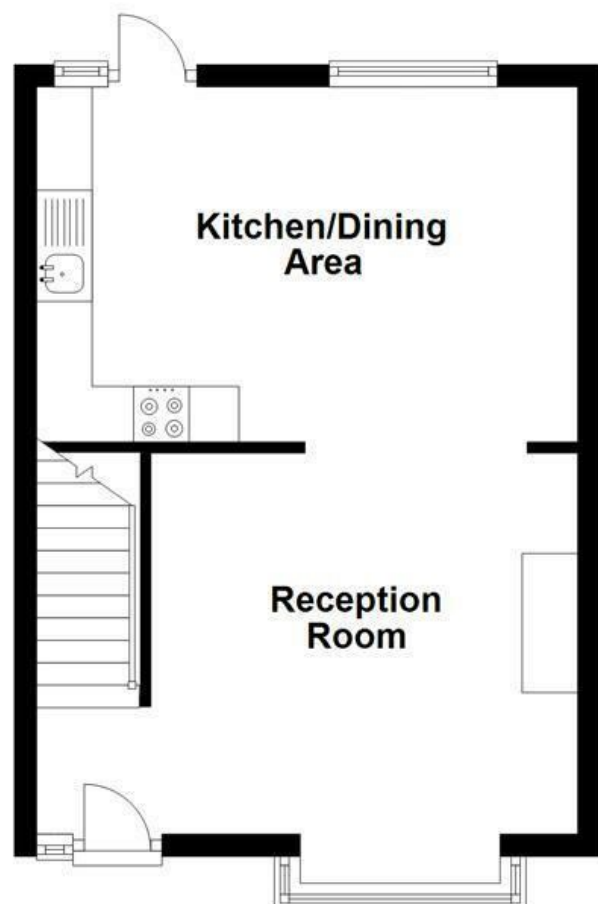
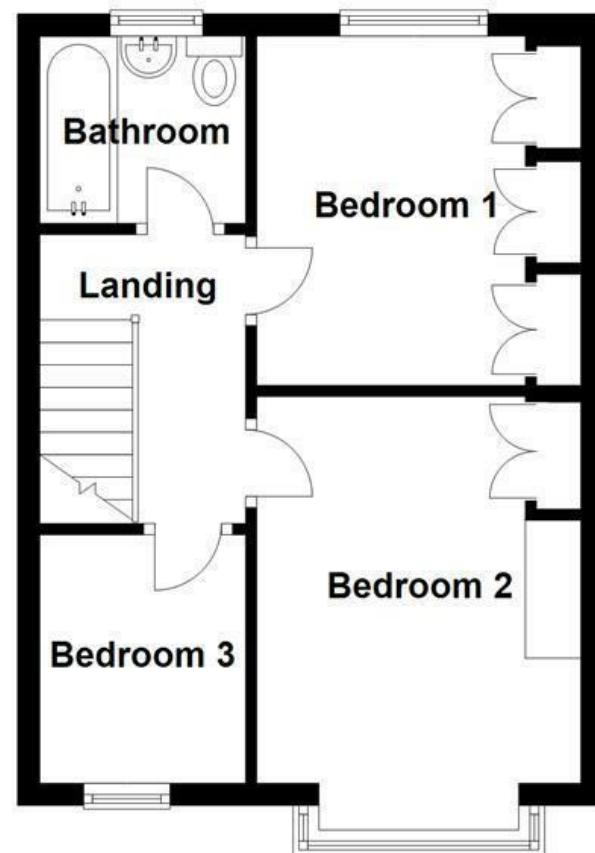


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Bolton Road, Radcliffe, M26 3GG

Offers Over £140,000

A PERFECT INVESTMENT OPPORTUNITY - SOLD WITH SITTING TENANT

This three bedroom mid terraced property is being welcomed to the market in the sought after area of Radcliffe. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. This property is ideally suited to a rental investor looking to put their personal stamp on for a long term investment.

Comprising briefly, to the ground floor; entrance via the reception room which is open to the kitchen diner which flows internally to the rear of the property. To the first floor is a landing to three bedrooms and a family bathroom. Externally, to the rear is an enclosed rear garden and to the front is a driveway providing parking for numerous vehicles.

For further information or to arrange a viewing please contact our Bury team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook: Keenans Estate Agents and Instagram: @keenans.ea

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bolton Road, Radcliffe, M26 3GG

Offers Over £140,000



- Mid Terraced Property
- Three Piece Bathroom
- Off Road Parking
- EPC Rating TBC
- Sold with Sitting Tenant
- Modern Fitted Kitchen
- Tenure Leasehold
- Three Bedrooms
- Gardens to Front and Rear
- Council Tax Band A

Ground Floor

Reception Room

16 x 10'1 (4.88m x 3.07m)

UPVC double glazed frosted front door, UPVC double glazed box bay window, central heating radiator, spotlights, wall mounted electric fire, wood effect laminate flooring, stairs to first floor and open access to kitchen/dining area.

Kitchen/Dining Area

16'5 x 10'6 (5.00m x 3.20m)

UPVC double glazed window, mix of wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashbacks, space for oven and fridge freezer, plumbing for washing machine, wood effect laminate flooring and hardwood double glazed door to rear.

First Floor

Landing

Doors leading to three bedrooms and bathroom.

Bedroom One

11'3 x 10'2 (3.43m x 3.10m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

13'5 x 9'7 (4.09m x 2.92m)

UPVC double glazed box bay window, central heating radiator and fitted wardrobes.

Bedroom Three

7'4 x 6'8 (2.24m x 2.03m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

6'1 x 6 (1.85m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, part tiled elevations and tiled effect flooring.

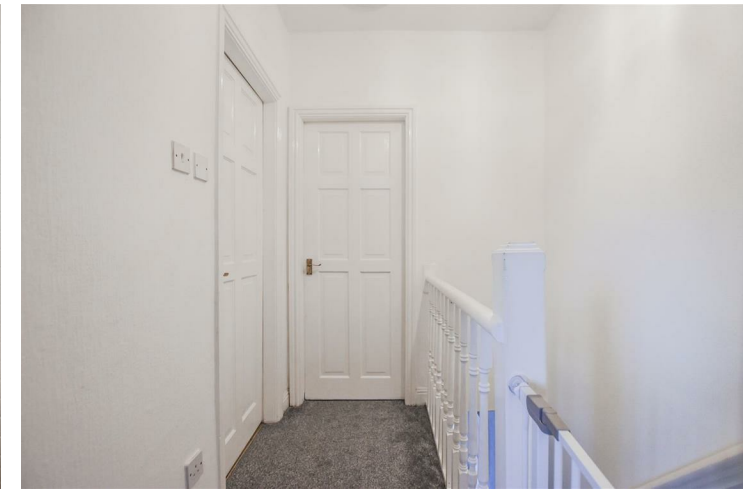
Exterior

Rear

Enclosed garden with stone chippings and paving.

Front

Laid to lawn garden and off road parking.



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