



49a Bolton Old Road

Atherton, Manchester, M46 9DU

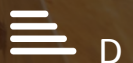
Offers in excess of £285,000

JonesPottsTaylor are delighted to welcome to the market FOR SALE this well presented GRADE II LISTED, three storey semi detached property. Originally built in 1703 and situated in the popular Chowbent area of Atherton, close to schools, transport and network links, shops and amenities. The property briefly comprises of; entrance porch, hallway, living room with feature duel fuel log burning fire, an open kitchen / dining room benefitting from French doors opening to the rear garden. To the first floor are two double bedrooms, the master benefitting from fitted wardrobes, and a family bathroom with three piece suite. To the second floor are two further double bedrooms. Outside to the front and rear are large private enclosed gardens with the added bonus of a hot tub. External access to a cellar offers additional development opportunities and a designated parking space is located at the side of the property which can be accessed through the rear garden. Viewings are a must for this property to appreciate the living space and garden privacy.

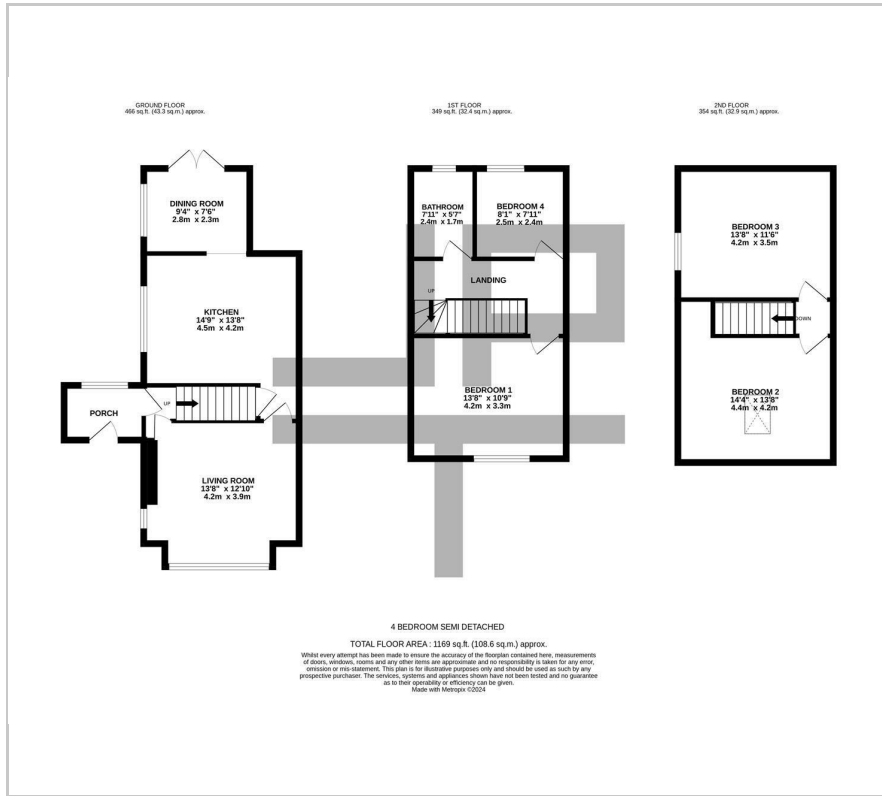
- Grade II Listed Property
- True Three Storey Semi-Detached
- Sought After Location
- Features Of Original Beams & Duel Fuel Burner
- Private Rear Garden With Hot Tub
- Gas Central Heating & Double Glazed UPVC Windows

Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



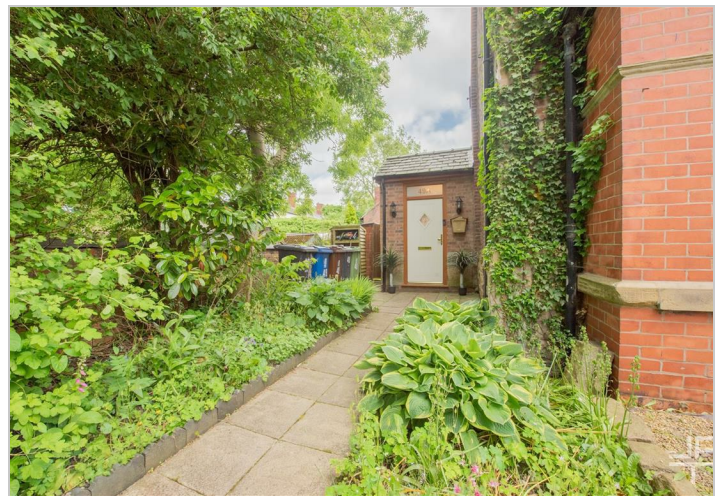
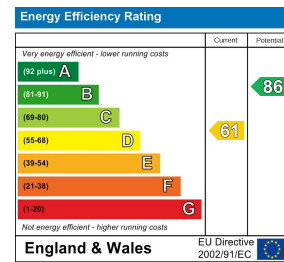
Floor Plan



Area Map



Energy Efficiency Graph



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.