



## FLAT 3, 836-838 BURY ROAD

BOLTON, BL2 6PA

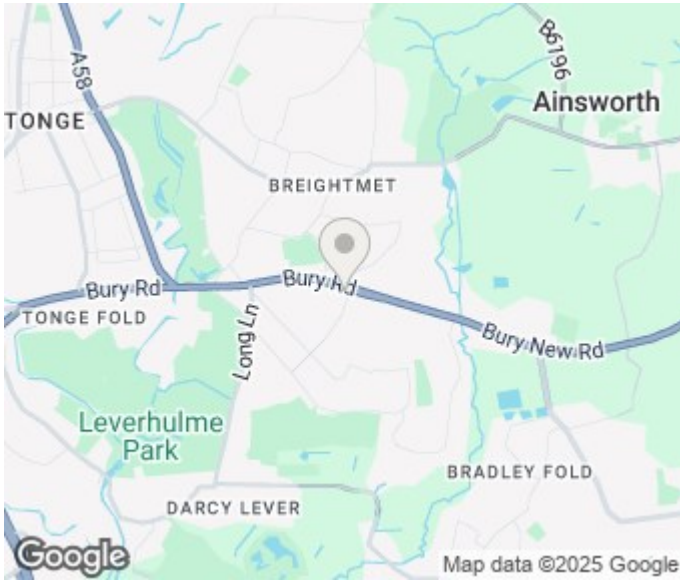
£675

An affordable and well-presented studio flat located on the popular Bury Road in Bolton. This property is ideal for a single professional or student looking for a practical and conveniently located living space.

The flat is set over two floors, offering a unique layout for added space and separation. Upon entry, you're welcomed into a lounge area with an open-plan kitchen, providing a comfortable and functional living space. Stairs lead to the upper floor, where you'll find the bedroom area and a bathroom.

Situated in a prime location, the property is close to a range of local amenities including shops, cafes, and excellent transport links – making access to Bolton town centre and surrounding areas easy and convenient.

**CORE**  
ESTATES  
Lettings | Maintenance | Management



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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