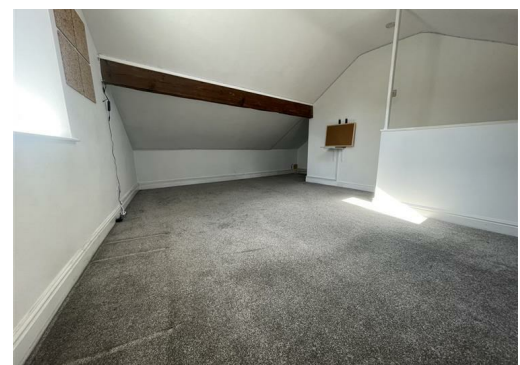




## Bolton Road, Turton, BL7 0DS

£259,995

**PRICED TO SELL NOW!!!** Stunning refurbished cottage in popular village. Impressive living dining room & balcony, modern dining kitchen with appliances, 3 well proportioned bedrooms & 4 piece bathroom. **MUST BE VIEWED!!**



# 29 Bolton Road, Turton, BL7 0DS

We are delighted to offer for sale this stunning 3 double bedroom terraced cottage which has been fully renovated from original and now offers quality accommodation in a popular village with access to amenities and transport links.

The property benefits from gas central heating and double glazing. There is a modern dining kitchen with appliances plus a modern 4 piece bathroom. Items of particular note include full height windows and sliding doors to rear of lounge dining room and dining kitchen, balcony to rear of lounge, shutters to front windows, feature radiators plus an alarm. There are ample sockets and media points to the property. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an impressive living dining room with a dining kitchen to the lower ground floor. There are 2 double bedrooms plus a 4 piece bathroom to the first floor. The second floor hosts a further double bedroom.

The property benefits from a rear yard. There is a private balcony accessed from the lounge dining room.

Tenure - Leasehold  
Term - 900 years  
Ground Rent - £50 pa.  
Council Tax - Band C

## GROUND FLOOR

### Entrance Vestibule

With stone floor and storage.

### Lounge Dining Room 30'11"(max) x 14'4"(max) (9.44m(max) x 4.39m(max))

An impressive light through room with feature radiator, timber flooring and shutters to the front plus access to store with plumbing for WC. Rear fully glazed window with twin sliding doors leading to balcony.

## LOWER GROUND FLOOR

### Dining Kitchen 13'1"(max) x 12'6"(max) (3.99m(max) x 3.82m(max))

Having a comprehensive range of modern wall and base units with complimenting timber block worktops and glass splash back. With oven, hob, hood, fridge freezer and dishwasher. Recessed spot lights and tiled floor. Access to store/pantry. Full height glazed windows with twin sliding doors leading to rear.

## FIRST FLOOR

### Landing

With fitted carpets.

### Bedroom 1 16'9"(max) x 10'2"(max) (5.12m(max) x 3.10m(max))

With timber flooring, shutters and built in wardrobe.

### Bedroom 2 10'3"(max) x 7'10"(max) (3.13m(max) x 2.40m(max))

With timber flooring and blinds.

### Bathroom 13'0"(max) x 6'0"(max) (3.97m(max) x 1.85m(max))

Having a modern 4 piece suite with separate stand alone bath and plus shower cubicle, wall tiling, floor tiling, timber panels, feature radiator and blinds.

## SECOND FLOOR

### Bedroom 3 19'7"(max) x 11'10"(max) (5.99m(max) x 3.63m(max))

With carpets and blinds.

## EXTERNAL

The property benefits from a rear yard. There is a private balcony accessed from the lounge dining room.

