



Bury Road, Bolton
Offers in Region of £199,950

Miller Metcalfe
Every step of the way

747 Bury Road

Bolton

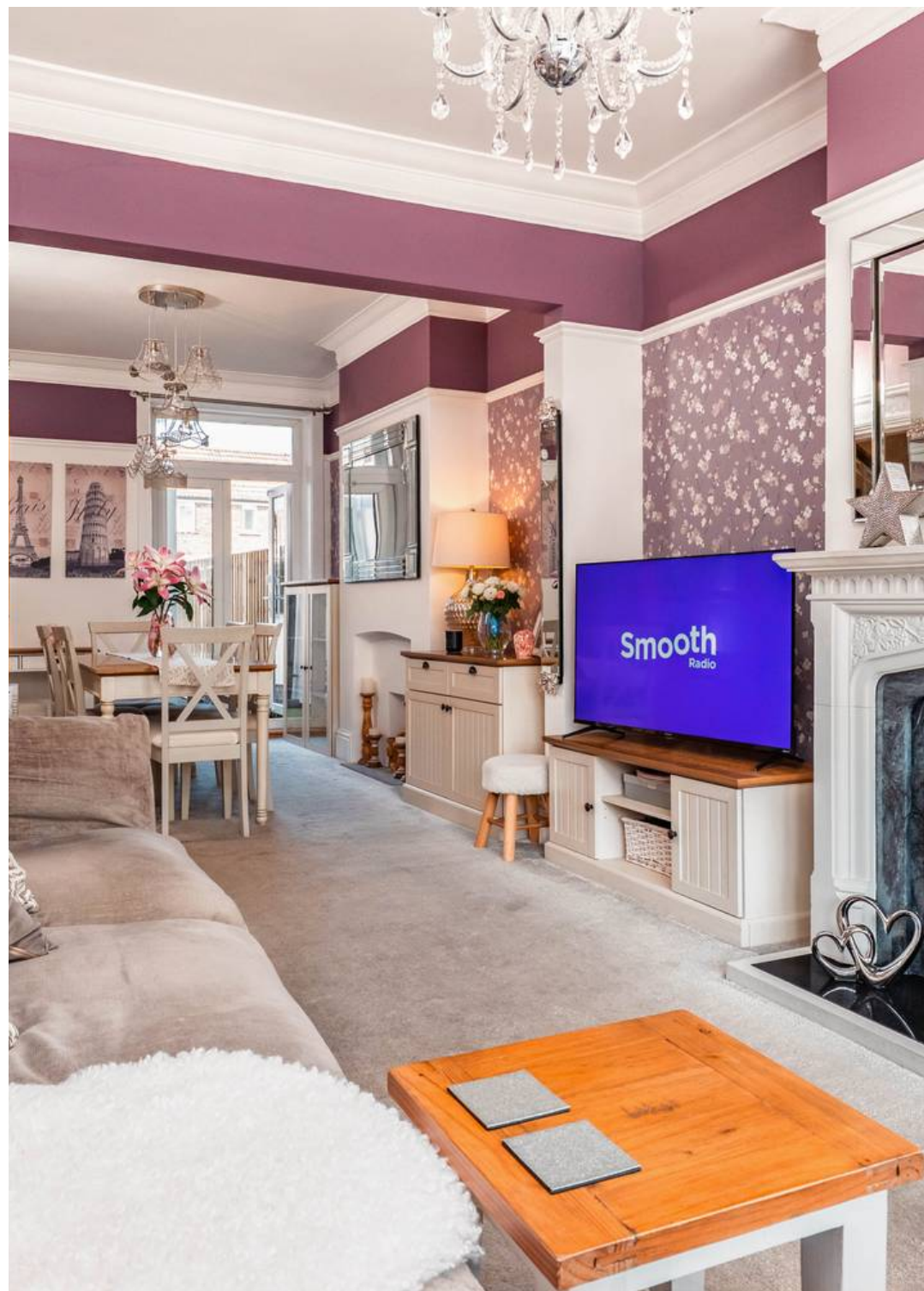
This beautifully presented three bedroom terraced house offers an excellent opportunity for families and professionals seeking a stylish and comfortable home in a popular and convenient location. The property is arranged over two floors and showcases a modern and tasteful décor throughout, creating an inviting atmosphere from the moment you step inside. The welcoming entrance hall leads to a spacious lounge with a bay window to the front (perfect for relaxing or entertaining guests) which benefits from abundant natural light. The contemporary kitchen is well-appointed with a range of integrated appliances, ample worktop space, and sleek cabinetry, making it ideal for both every-day cooking and more elaborate meal preparation. A separate dining area provides a versatile space for family meals or entertaining, ensuring the home meets the needs of modern family living. Upstairs, there are three generous bedrooms, each thoughtfully decorated and offering flexible accommodation for a growing family or those working from home. The principal bedroom is particularly impressive, with plenty of space for wardrobes and additional furnishings. The further two bedrooms are well-proportioned, making them suitable for children, guests, or as a home office. The family bathroom is finished to a high standard, featuring contemporary fixtures and fittings including a bath with shower over, a wash basin, and a low-level WC. Additional benefits include double glazing and gas central heating throughout, ensuring comfort and efficiency all year round. Storage has been carefully considered, with built-in cupboards and thoughtful design solutions to maximise available space. The property is located in a sought-after area, with easy access to local amenities including shops, schools, and transport links. This makes it an ideal choice for those looking to enjoy the convenience of nearby services while benefitting from a peaceful residential setting. The house is ready to move into and has been maintained to an excellent standard by the current owners, allowing new buyers to settle in with minimal effort. With its combination of space, style, and practicality, this three bedroom terraced home represents a fantastic opportunity to acquire a well-appointed property in a desirable neighbourhood. Early viewing is highly recommended to appreciate all that this impressive home has to offer.

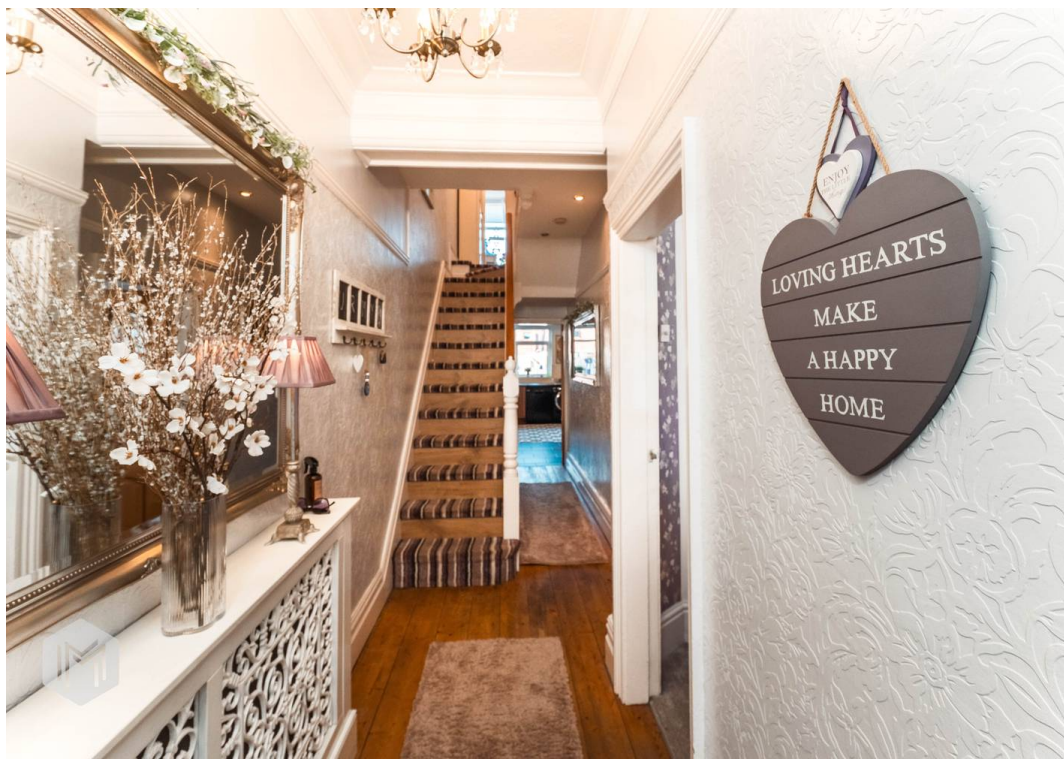
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





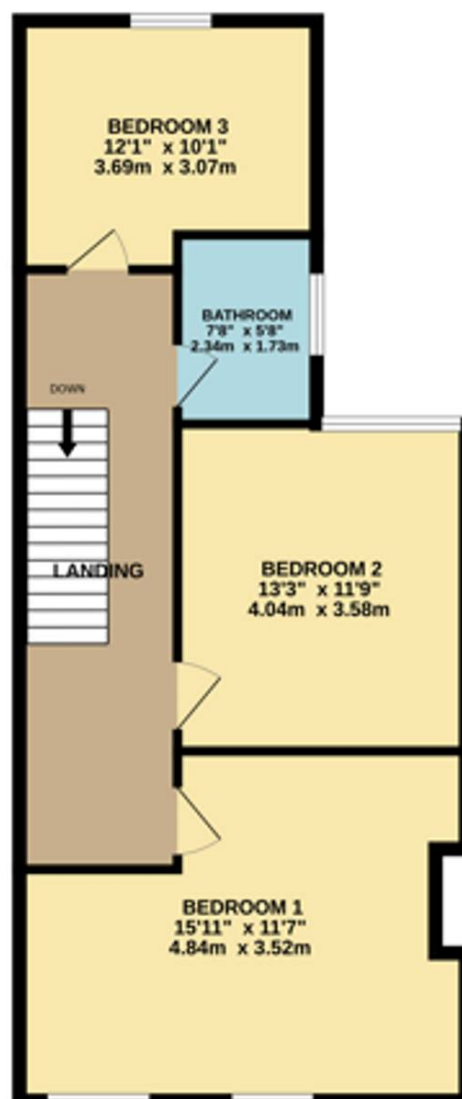




GROUND FLOOR
546 sq. ft. (50.6 sq. m.) approx.



1ST FLOOR
691 sq. ft. (64.2 sq. m.) approx.



TOTAL FLOOR AREA: 1237 sq. ft. (114.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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