



## Bolton Road, Pendlebury, Swinton Offers In The Region Of £175,000

Council Tax: B

Tenure: Leasehold



This generously proportioned three-bedroom duplex flat offers an excellent opportunity for first-time buyers, investors, or those seeking flexible living space in a well-connected location. Set over the first and second floors, the property benefits from its own private entrance, giving it the feel of a house rather than a traditional flat.

Upon entering the first floor, you're greeted by a bright and expansive living room with ample space for both lounge and dining areas — ideal for entertaining or relaxing. A large separate kitchen offers plenty of workspace and storage, perfect for those who enjoy cooking or hosting. Also on this level is a well-sized double bedroom and a three-piece family bathroom.

The second floor comprises two further spacious bedrooms and a useful storage room, providing a great layout for families, sharers, or those in

- SPACIOUS APARTMENT
- THREE DOUBLE BEDROOMS
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- SET OVER TWO FLOORS
- MUST BE SEEN TO FULLY APPRECIATE THE SIZE & SPACE
- OFF ROAD PARKING TO THE REAR
- NO CHAIN

