



323 Radcliffe Road, Bolton
£160,000

Miller Metcalfe
Every step of the way

323 Radcliffe Road

Bolton, Bolton

Well Appointed End Terraced With Garage | Ideal First Time Buy Standing proudly in an elevated position set back from the road is this hugely impressive two bedroom property. Flowing with neutral decor throughout, the house is ready to move straight into and enjoy immediately and we think it would be perfect for a first time buyer or perhaps someone looking to downsize. Take advantage of two generous bedrooms, an impressive kitchen/dining area plus a convenient single garage at the rear. The house is located on Radcliffe Road in the Darcy Lever area of Bolton and is well positioned close to a number of amenities such as schools, nurseries, leisure facilities and parks. The accommodation briefly comprises: entrance porch leading to a spacious lounge which is elevated and private. A door leads to a kitchen/dining area with a combination of base and eye level units and ample space to accommodate a dining table. There's two double bedrooms upstairs in addition to a family bathroom suite. A well kept tiered garden is on offer at the rear with a gate that leads to the garage.

Council Tax band: A

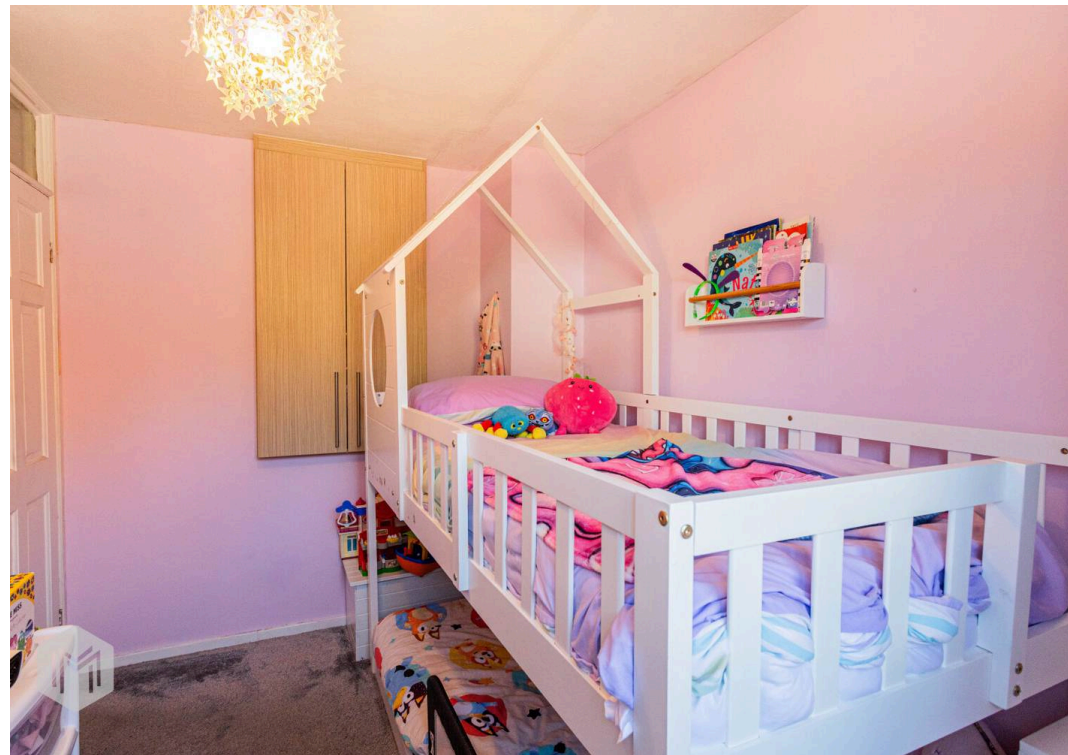
Tenure: Leasehold

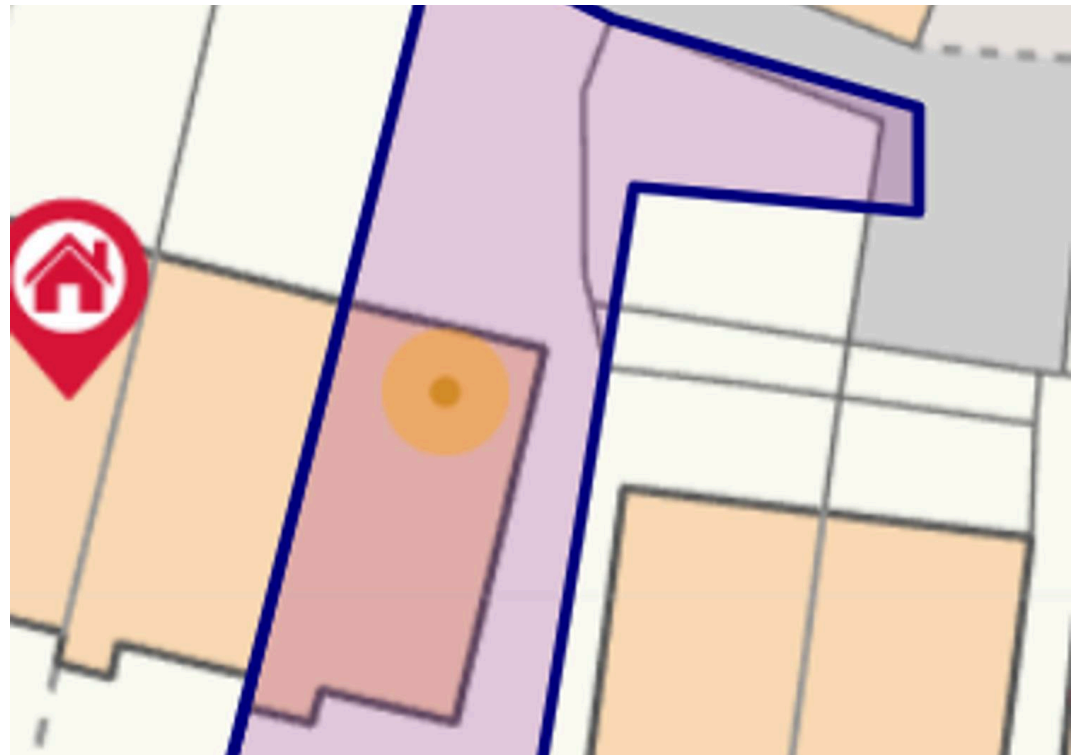
EPC Energy Efficiency Rating: D

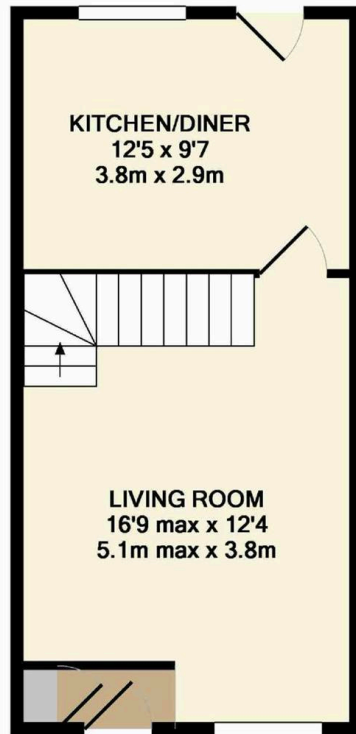
EPC Environmental Impact Rating: D



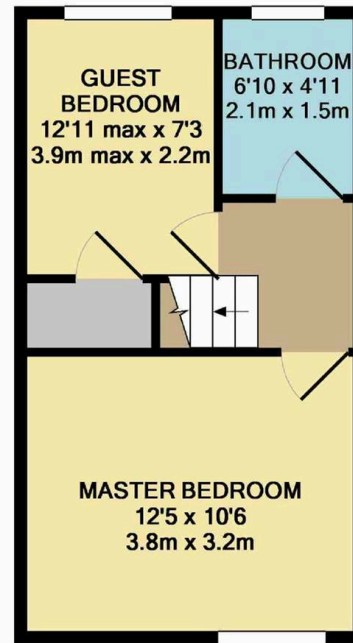




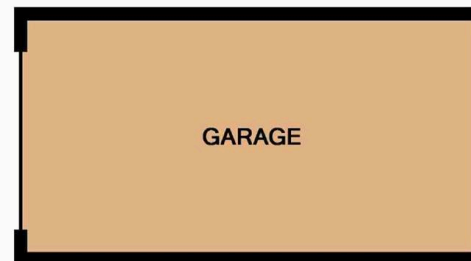




GROUND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.5 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 152 SQ.FT.
(14.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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