



## Radcliffe Road, Bolton, BL3 1SH

### Offers Over £110,000

Welcome to this charming ground floor apartment located on Radcliffe Road in the heart of Bolton. This modern flat offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a peaceful living environment.

As you enter, you will be greeted by a spacious open plan living room and kitchen, designed to create a warm and inviting atmosphere. The layout is perfect for both relaxation and entertaining, allowing for seamless interaction between the living and dining areas. The kitchen is fully fitted, providing all the necessary amenities for your culinary adventures.

The apartment boasts two generously sized bedrooms, each offering ample space for furnishings and personal touches. These rooms are designed to provide a restful retreat at the end of the day. Additionally, the fully fitted bathroom is modern and well-appointed, ensuring your daily routines are both comfortable and efficient.

Situated in a quiet location, this property also includes the added benefit of parking, making it convenient for residents and guests alike. The surrounding area offers a sense of community while still being close to local amenities, ensuring that you have everything you need within easy reach.

This delightful apartment on Radcliffe Road is a wonderful opportunity for those looking to enjoy modern living in a tranquil setting. Do not miss the chance to make this lovely flat your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
- Council Tax Band B
- EPC Rating TBC
- Off Road Parking
- Two Well Proportioned Bedrooms
- Ideal Home For Downsizing
- Open Plan Living/Dining/Kitchen
- Viewing Essential
- Communal Garden
- Easy Access To Major Network Links

## Ground Floor

### Entrance Hall

### Open Plan Living/Kitchen/Dining

19'1 x 16' (5.82m x 4.88m)

### Bedroom One

14'5 x 11'6 (4.39m x 3.51m)

### Bedroom Two

11'3 x 9'1 (3.43m x 2.77m)

### Bathroom

8'1 x 5'5 (2.46m x 1.65m)



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