



**Bolton Road**

Salford



In Excess of **£350,000**

# Bolton Road

Salford

**\*\*Beautifully Presented, Four Bedroom Semi-Detached Property Situated In A Convenient Location And Coming To The Market CHAIN FREE!\*\***  
Council Tax band: C

Tenure: Leasehold

- Spacious four bedroom semi-detached property coming to the market CHAIN FREE!
- Situated in a convenient location close by to fantastic transport links and amenities
- Generous lounge and separate bay fronted dining area
- Stunning fitted kitchen
- Downstairs W.C. and utility space
- Driveway and garage to the side for ample off-road parking
- Well maintained gardens to the front and rear
- Modern bathroom suite and separate toilet
- Four double bedrooms spread over the upper two floors
- Close to excellent transport links into Salford Quays, Media City and Manchester City Centre



**Porch**

3' 10" x 5' 9" (1.17m x 1.76m)

**Entrance Hallway**

10' 9" x 4' 5" (3.28m x 1.34m)

**Reception Room One**

19' 5" x 11' 0" (5.93m x 3.36m)

**Reception Room Two**

10' 4" x 13' 9" (3.16m x 4.18m)

**Kitchen**

14' 9" x 10' 8" (4.50m x 3.26m)

**Downstairs W.C.**

7' 1" x 5' 4" (2.16m x 1.63m)

**Landing****Bedroom One**

11' 7" x 10' 0" (3.54m x 3.05m)

**Bedroom Two**

11' 6" x 8' 6" (3.51m x 2.58m)

**Bedroom Three**

14' 3" x 10' 1" (4.34m x 3.08m)

**Bathroom**

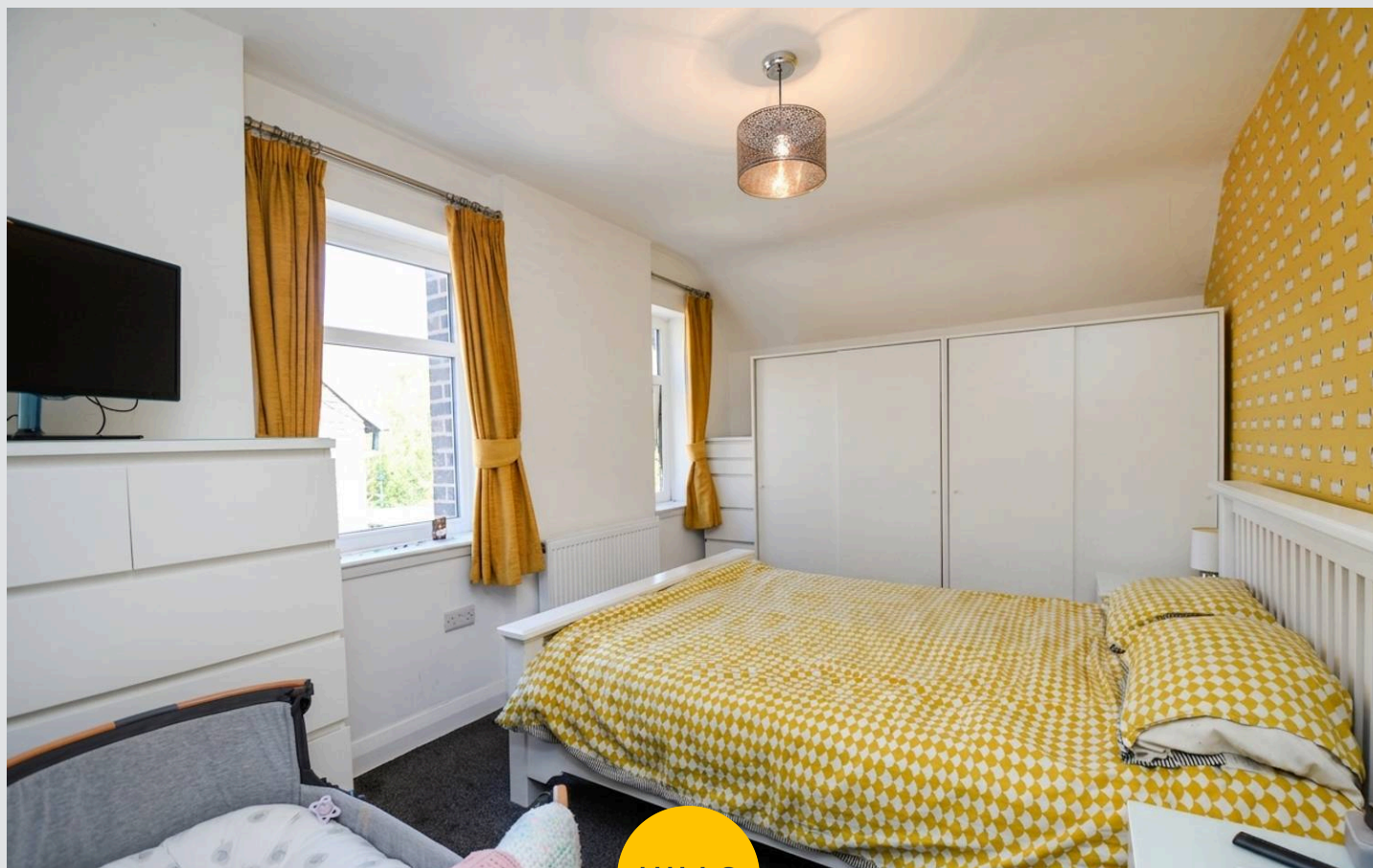
9' 3" x 7' 8" (2.83m x 2.33m)

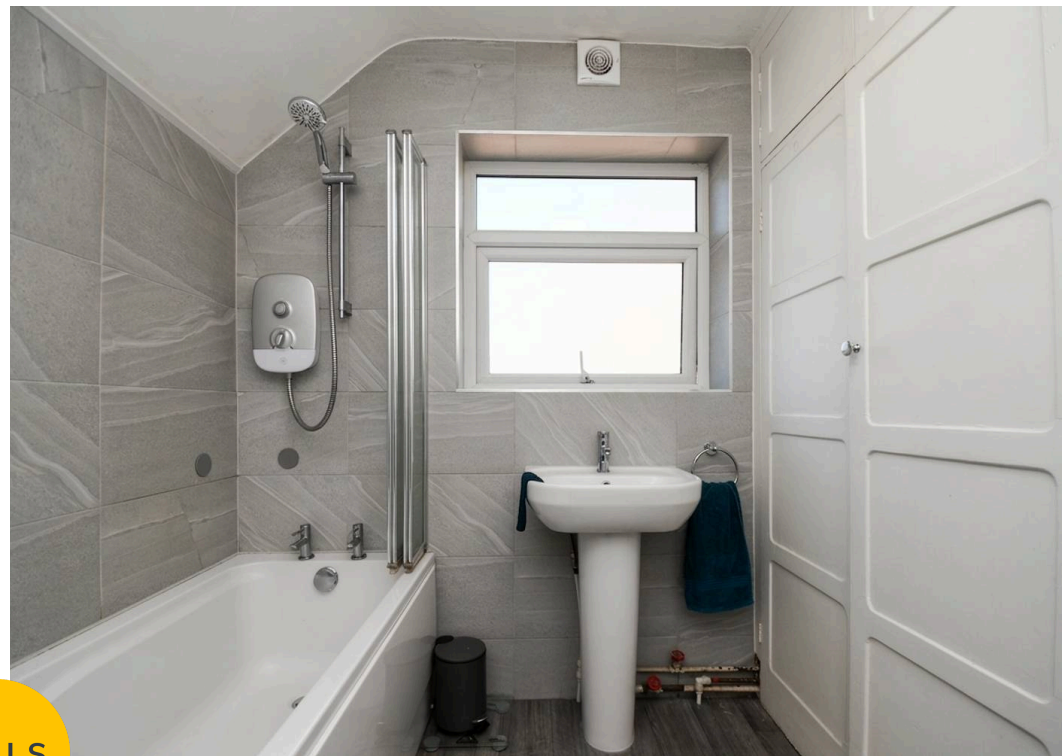
**W.C.**

6' 9" x 2' 10" (2.06m x 0.86m)

**Loft Room**

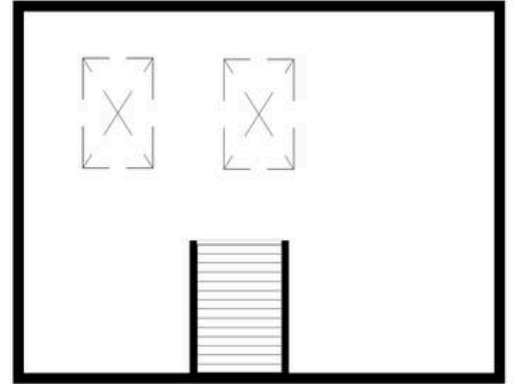
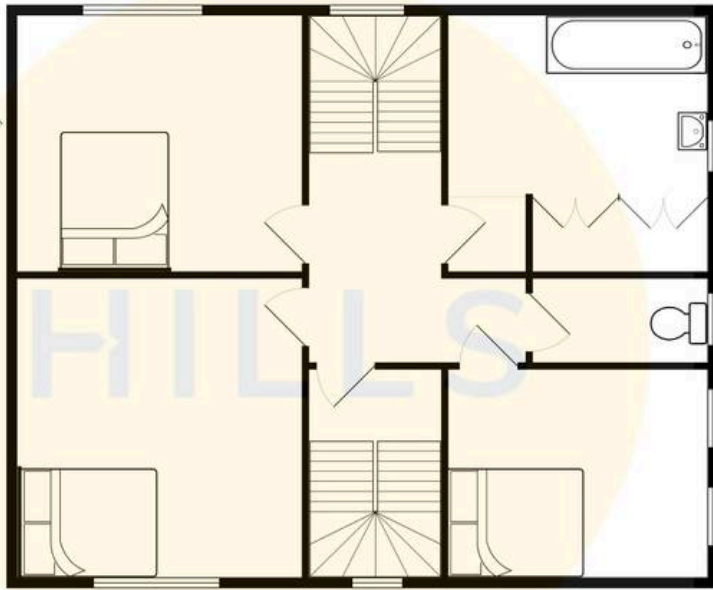
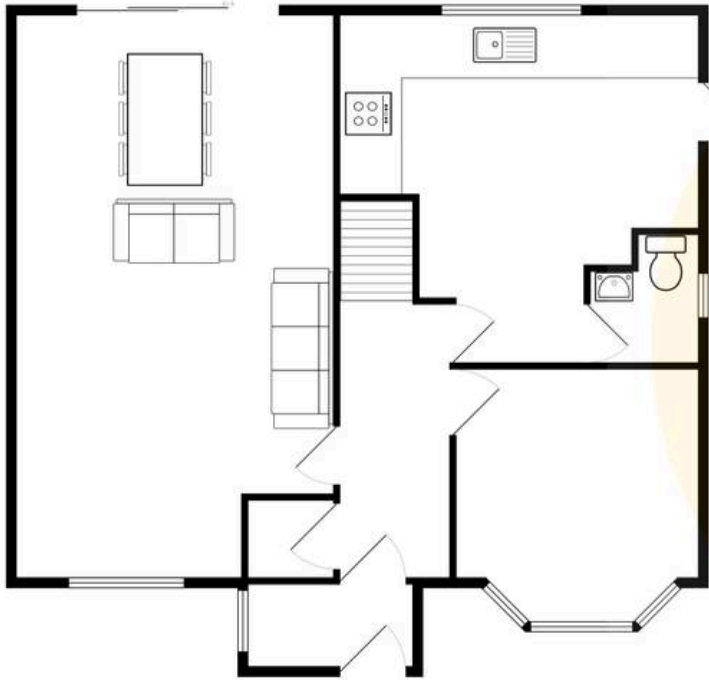
23' 10" x 9' 7" (7.26m x 2.91m)





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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.