



35 Bury New Road, Brightmet

Offers in Region of £170,000

**Miller Metcalfe**  
*Every step of the way*

# 35 Bury New Road

Brightmet, Bolton

\*\*\*STUNNING TERRACED\*\*\*IDEAL FIRST TIME BUYER PURCHASE\*\*\*EARLY VIEWING STRONGLY ADVISED\*\*\*

Stunning mid terrace property well located for access to Bolton and Bury town centres. Local amenities and schools are also close by. This property would make an ideal first time buyer purchase. The current owner has renovated the property over the years and internal viewing is essential to fully appreciate.

Accommodation briefly comprising of a light and airy lounge, sitting room with log burner and modern fitted kitchen with built in appliances. To the first floor there are two good sized bedrooms and a bathroom fitted with a modern four piece bathroom suite. Outside there is an enclosed rear yard with off street parking to the front of the property.

Council Tax band: A

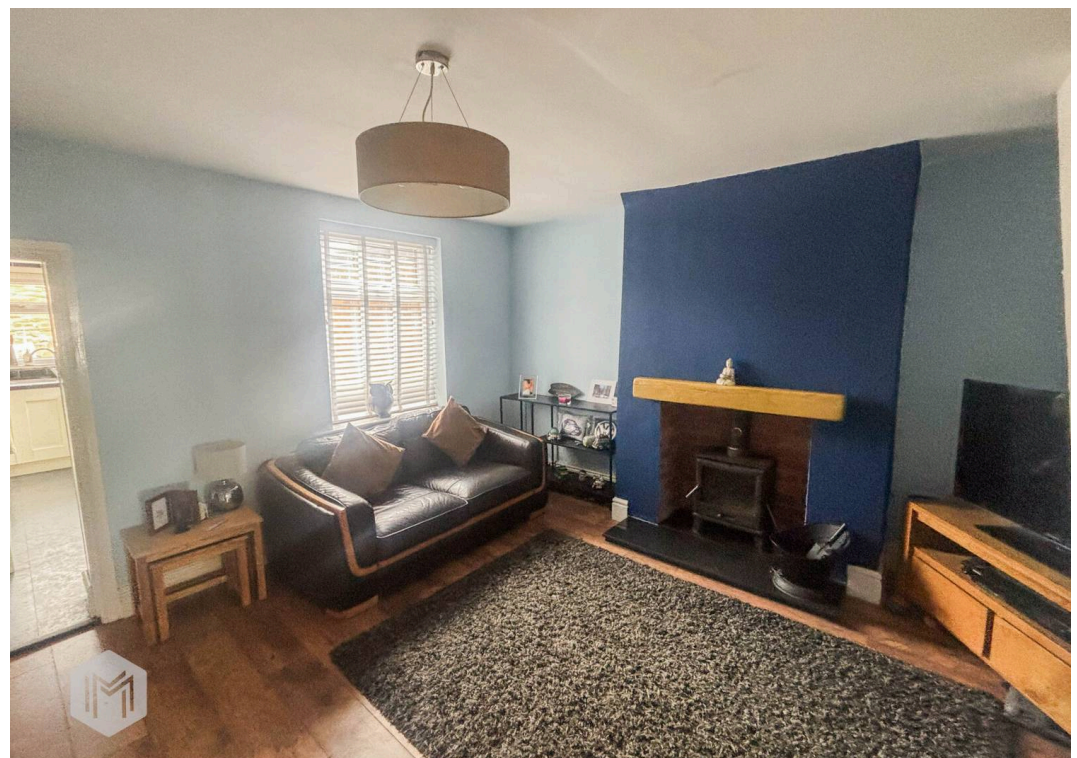
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

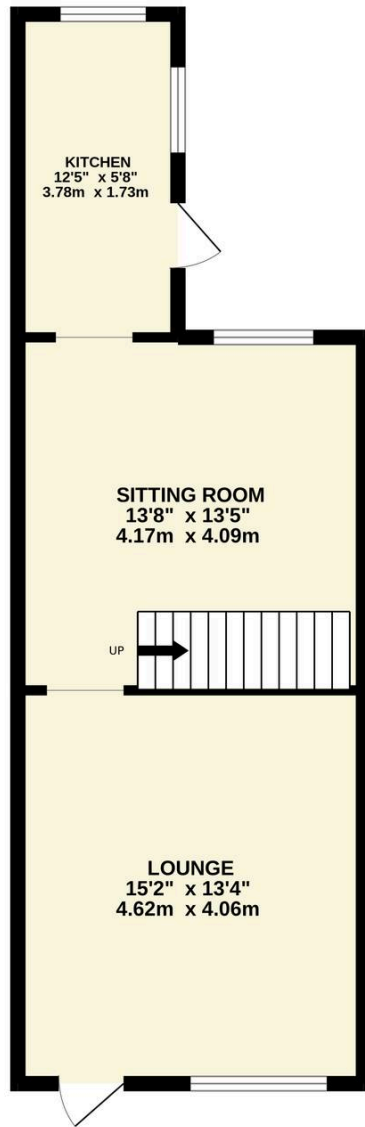




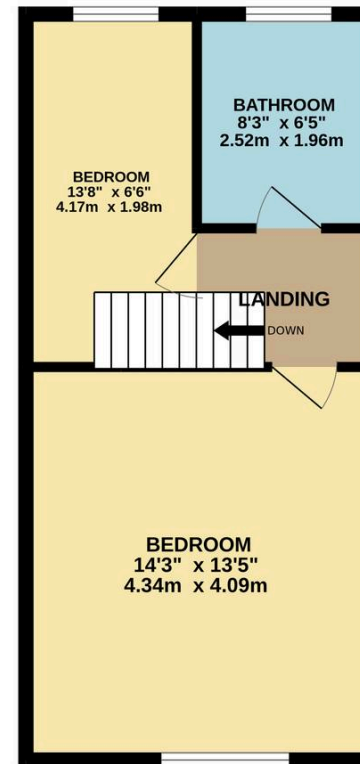




GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Miller Metcalfe Harwood

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