



Salford Road
Bolton

Miller Metcalfe
Every step of the way

Salford Road

Bolton

Terraced



2



1

EPC Rating - To be confirmed

QUAINT COTTAGE PRIVATE LOCATION*** **OPEN VIEWS***

A charming cottage, situated in an excellent location with open views. This well maintained property offers comfortable and cosy living space, full of character with the original wooden beams and open fireplace.

Upon entering the cottage you are greeted by a spacious lounge with wood beams and a large fire place, providing a warm and inviting atmosphere. The kitchen/ diner is a well-appointed space with a range of fitted wall and base units with contrasting worktops. There is a variety of integrated appliances, located within the units. The conservator offer a spacious additional room, to enjoy the surrounding views and access to the rear courtyard.

To the first floor there is 2 bedrooms in total the master benefitting from fitted wardrobes. To complete the first floor there is a 3 piece bathroom suite.

Externally the property has a rear court yard with space to create a parking space should the buyer wish to explore this possibility.

This property is not to be missed, a viewing is highly recommended to appreciate location and charm of this cottage.

KEY DETAILS

Leasehold: £1.50 PA

Term: 885 Years

Local Authority: Bolton

Council Tax Band: C

Annual Price: £1,742

Conservation Area No

Flood Risk Very low

MOBILE COVERAGE

EE- Poor

Vodafone - Good

Three- Good

O2 - Good

BROADBAND

Basic - 6 Mbps

Superfast - 46 Mbps

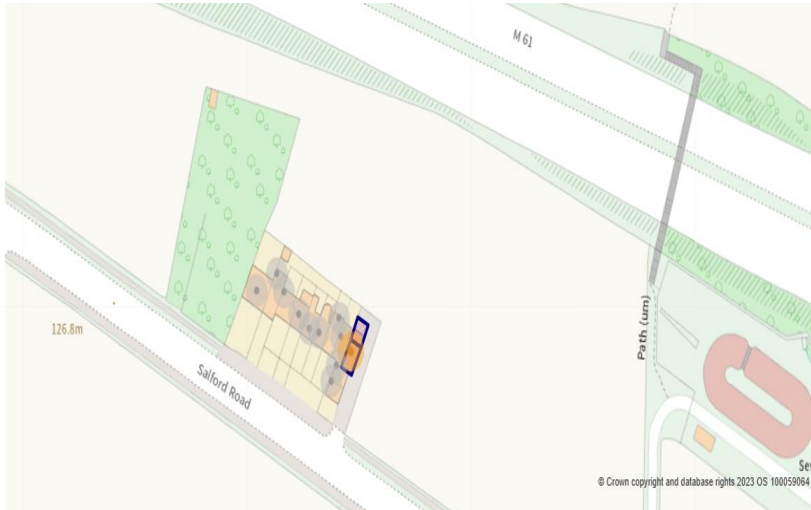
Ultrafast - 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

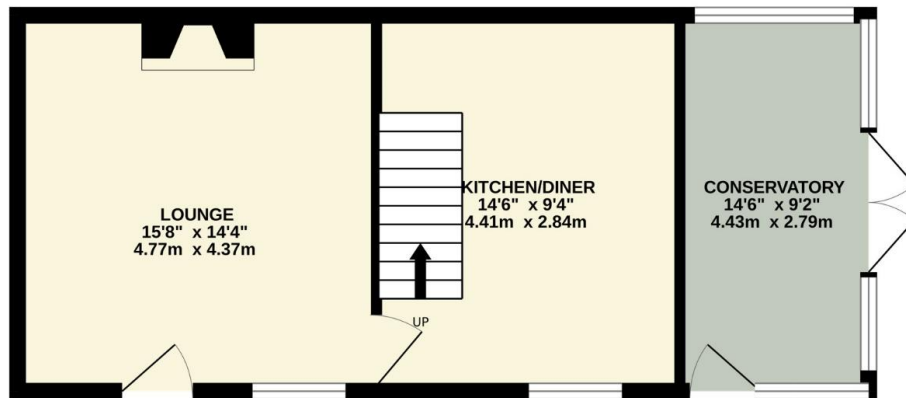
BT - Available

Sky - Available

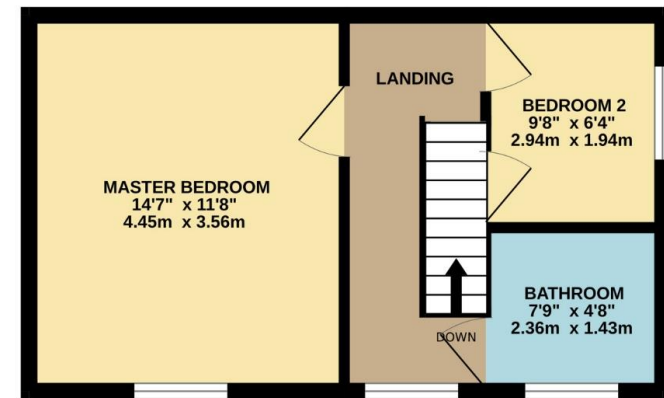
Virgin - Available



GROUND FLOOR



1ST FLOOR



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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google ★★★★★

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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