



Bolton Road

Bury

Miller Metcalfe
Every step of the way

Bolton Road

Bury

Detached

5

3

EPC Rating - To be confirmed

Occupying a commanding, enviable and truly impressive plot on Bolton Road on the outskirts of Bury sits this wonderfully appointed detached home!

The property, which has been heavily extended by the current owner offers an abundance of space and would surely make a perfect purchase for a growing family looking to grow into and enjoy for many years to come. The internal accommodation flows with neutral and modern decor and is ready to move into and enjoy immediately. If you've been long searching for an ultra spacious detached home with tons of internal space and substantial gardens this will surely be of interest!

There's two generous reception rooms on offer, an orangery, a spectacular modern kitchen plus five bedrooms, one of which is downstairs but could quite easily be a home office or play room for children. Due to the sheer size of the plot, there's plenty of space to accommodate several vehicles plus a well kept front lawn. At the rear you'll find an incredible rear garden which is private, not overlooked and even has the additional benefit of a raised balcony which is a perfect setting to spend a summer evening.

The property is located on Bolton Road on the outskirts of Bury. There's an abundance of amenities on the doorstep such as shops, supermarkets and a great selection of primary and secondary schools. Bury town centre and The Rock can be accessed within minutes where you'll find plenty of leisure facilities and a great selection of places to eat and drink.

The accommodation in brief comprises of; entrance door leading to a bright and welcoming hallway. A door to the left leads you to a substantial double bedroom with access to an en-suite bathroom. This could quite easily be a home office for those that work from home or perhaps a play room for children. Moving through the property you'll find two substantial reception rooms perfect for separate living and dining spaces. The reception room to the rear leads to a private and well presented orangery. The hallway provides access to a cloakroom and a sensational modern kitchen area with a combination of base and eye level fitted units. The kitchen has a door leading to an integral garage. Take the stairs to the first floor and a door leads to a substantial double bedroom which forms part of the extension and has an en-suite bathroom. There's two other double bedrooms plus a smaller single bedroom currently used as an office in addition to the family bathroom suite.





TENURE
House Freehold
Garden Leasehold - Ask for details

LOCAL AUTHORITY & COUNCIL TAX
Bury Council
Band D
Annual Price - £2073

MOBILE COVERAGE
EE
Vodafone
Three
O2

BROADBAND
Basic 5 Mbps
Superfast 80 Mbps
Ultrafast 1000 Mbps

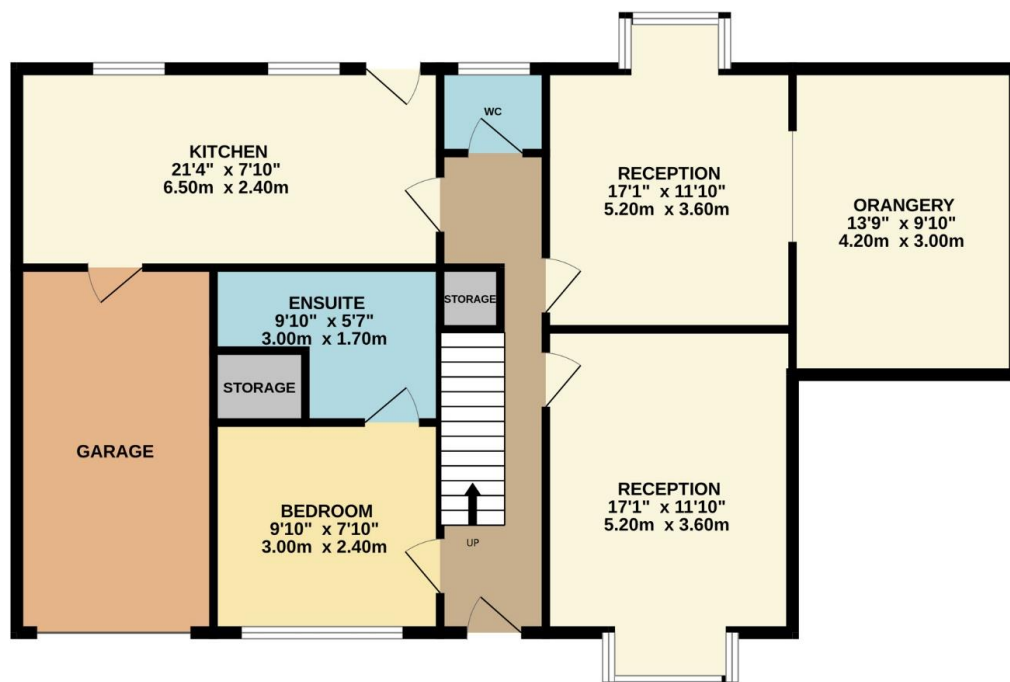
SATELLITE / FIBRE TV AVAILABILITY
BT
Sky
Virgin



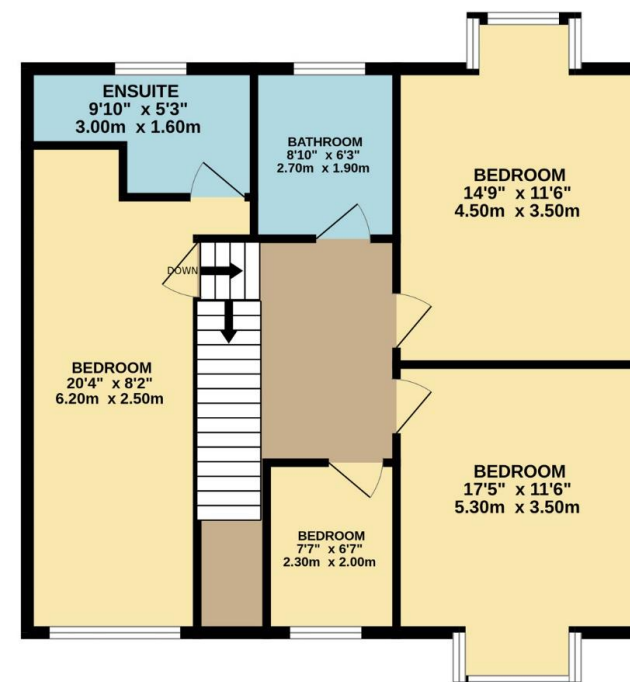
Powered By
aprift
Know any property instantly



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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.
Made with Metropix ©2024

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.