



Salford Road  
Bolton

**Miller Metcalfe**  
Every step of the way



# Salford Road

Bolton

Semi Detached  3  1 EPC Rating - To be confirmed

\*\*\*EXTENDED FAMILY HOME\*\*\*VIEWS TO THE FRONT\*\*\*THREE RECEPTION ROOMS\*\*\*NOT OVERLOOKED\*\*\*

Welcome to Salford Road a semi-detached property in Over Hulton. The property sits within easy access of the M61 Motorway network and "Cutacre Country Park", both very popular "Pine Tree Farm Dining and Carvery" & "Toby Carvery" are also a short distance away.

A versatile, family property which briefly features, entrance hallway, lounge with archway leading to a large sitting/dining room, conservatory and extended fitted kitchen. Rising to the first floor are three bedrooms and a bathroom with separate WC.

Not overlooked from either the front or the rear and situated in an area with both far reaching views to open countryside and yet handy for some excellent local amenities, this property really does tick a lot of boxes. Requiring some refurbishment, the property is perfect for buyers seeking an opportunity to improve and update their new home to their own tastes and specifications.

TENURE  
Leasehold  
Lease Start Date  
05/12/1932  
Lease End Date  
24/06/2931

LOCAL AUTHORITY  
Bolton

COUNCIL TAX  
Band: C  
Annual Approx Price: £1,909

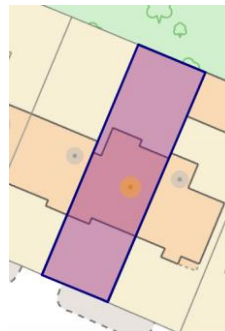
FLOOR RISK  
Very Low

MOBILE COVERAGE  
EE - High  
Vodafone - High  
Three - High  
O2 - High

BROADBAND

Basic - 7 Mbps  
Superfast - 67 Mbps  
Ultrafast - 1000 Mbps

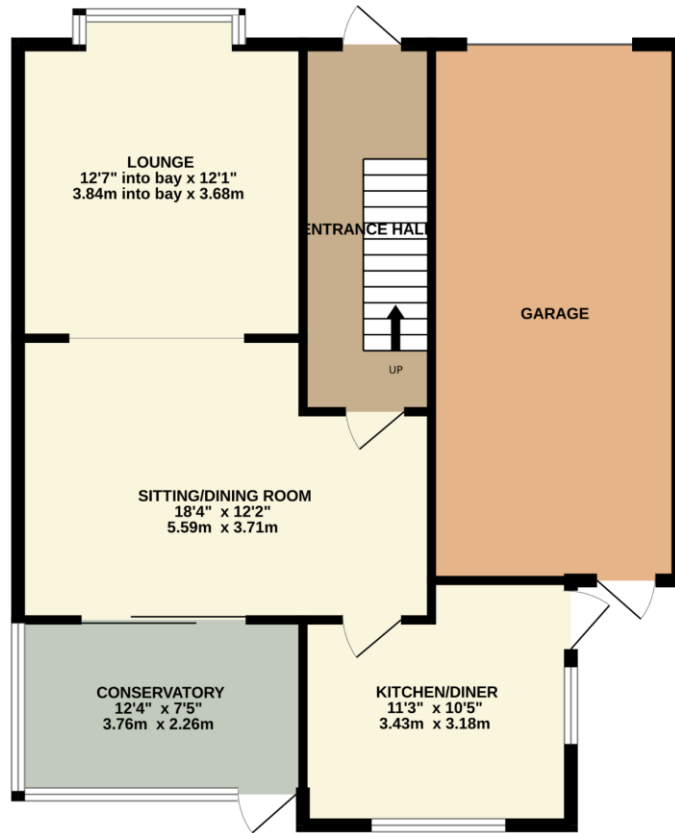
SATELLITE / FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - Yes



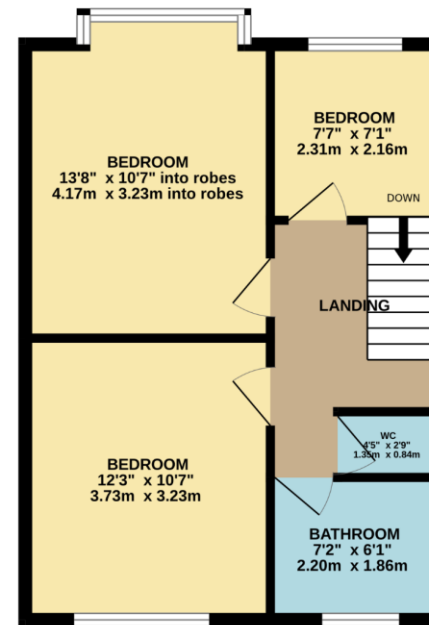




GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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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