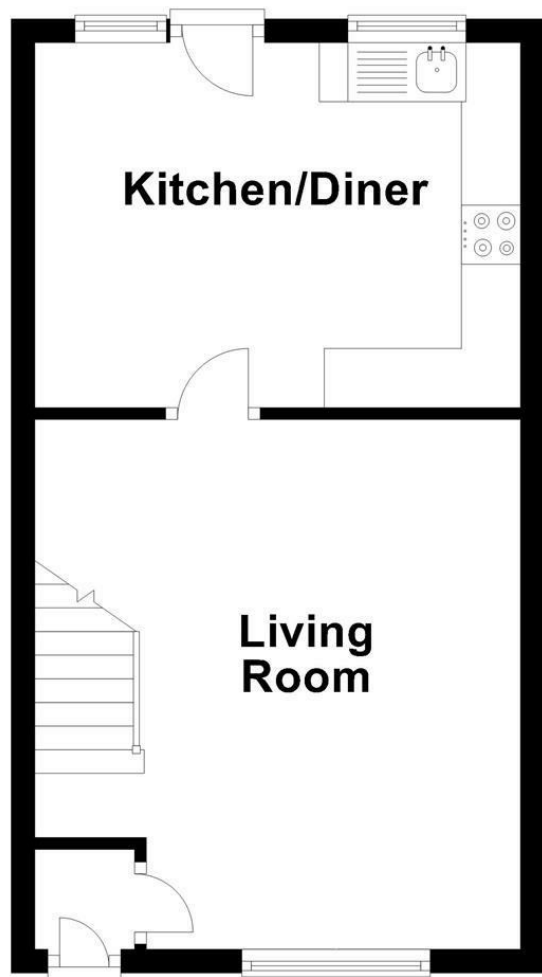
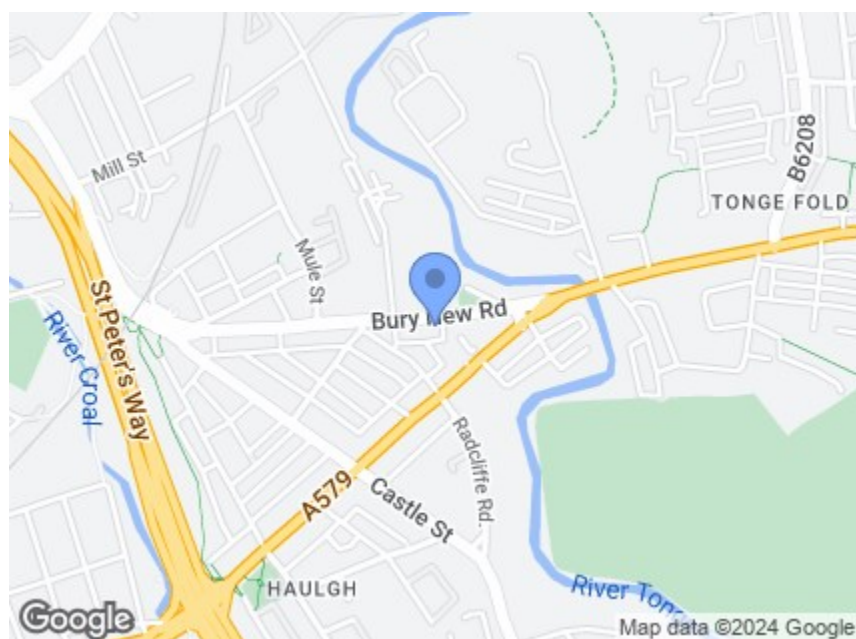
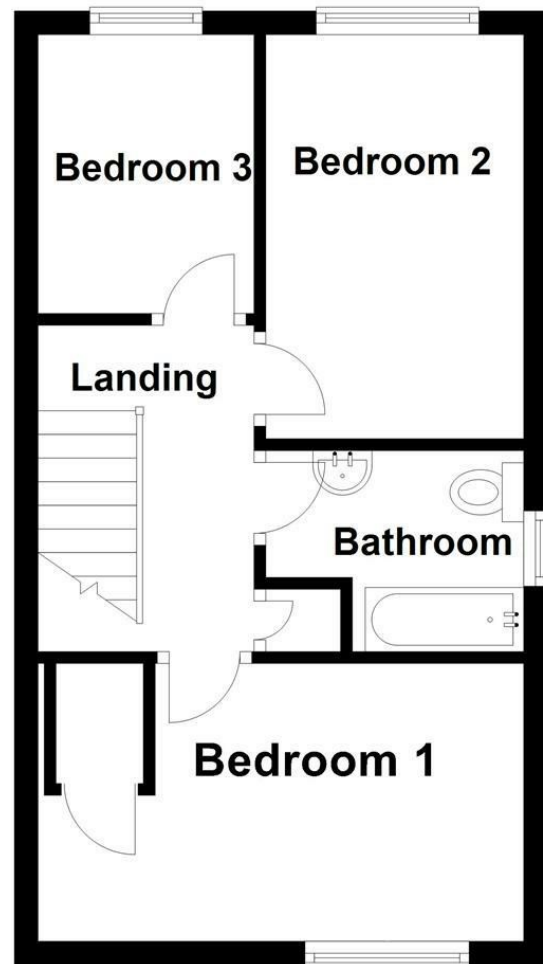


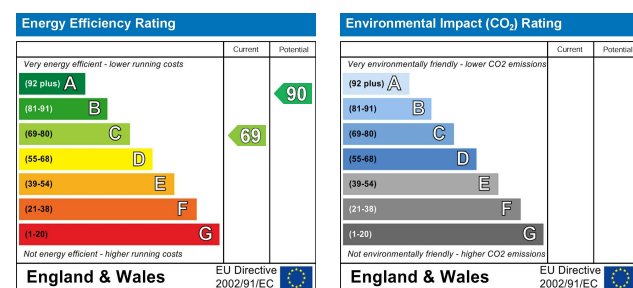
### Ground Floor



### First Floor



### Directions



**110 Bury New Road**  
 , Bolton, BL2 2BD

**£1,000 Per month**



- Well presented & attractive family home
- Situated within easy walking distance of Bolton centre
- With an open aspect to the front
- Driveway parking to front for one car
- Charming garden to the rear with outside store
- Perfect for a professional couple or a small family
- Offered unfurnished and available ASAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# 110 Bury New Road , Bolton, BL2 2BD

Charles Louis are delighted to present this well positioned three bedroom terraced property with an open aspect to the front and driveway for parking for one. The property is ideally situated amongst an attractive row of terraces within easy walking distance of Bolton Centre and great transport links.

Upon entering, you are greeted with an entrance vestibule which leads onward into a sizeable lounge with a cosy feature fireplace, then into the kitchen diner. The first floor comprises three well proportioned bedrooms and a bathroom. There is a delightful low maintenance garden to the rear with a considerable brick built storage shed.

Call now to view this property in the heart of Bolton, available from the 2nd of August.

## Entrance Vestibule

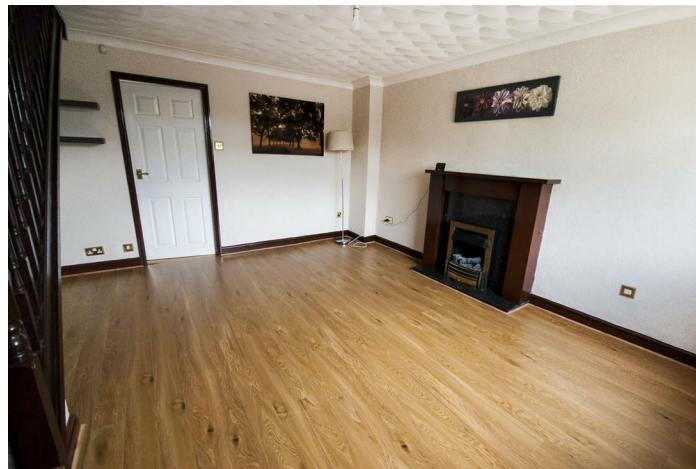
12'1" x 9'6" (3.7 x 2.9)

With laminate flooring and door opening into the lounge.

## Lounge

48'6" x 44'7" (14.8 x 13.6)

With a front facing UPVC double glazed window, laminate wood effect flooring, feature fireplace, electric heater, TV point and power points.



## Kitchen/ Diner

44'7" x 33'5" (13.6 x 10.2)

With a rear facing UPVC double glazed window and floor to ceiling double glazed window overlooking the garden with back door besides, laminate wood effect flooring, fitted with a range of wall and base units with contrasting work surfaces, sink and drainer unit, space for an electric cooker, fridge freezer and washing machine and power points.



## Landing

With loft access and airing cupboard.

## Bedroom One

44'7" x 25'11" x 15'5" (13.6 x 7.9 x 4.7)

With a front facing UPVC double glazed window, electric radiator and power points.



## Bedroom Two

36'1" x 23'3" (11.0 x 7.1)

With a rear facing UPVC double glazed, electric radiator and power points.



## Bedroom Three

25'11" x 20'8" (7.9 x 6.3)

With a rear facing UPVC double glazed window, electric radiator and power points.



## Bathroom

24'7" x 23'7" (7.5 x 7.2)

With a fitted three piece bathroom suite comprising panel enclosed bath with electric shower over and screen, low flush WC and hand wash basin with pedestal.

## Garden

A low maintenance rear garden with a sizeable brick built store house.

