

FOR SALE · BOLTON

426 Bury Road

BOLTON

A versatile three-floor property with a conservatory, off-road car park and garage. Suited to buyers looking for space and flexibility, and to investors considering their options.

OVERVIEW

A flexible layout across three floors

426 Bury Road is arranged over the ground floor, first floor and attic. The ground floor is laid out as two areas, referred to in these particulars as Unit A and Unit B. Unit A has a bedroom, an open-plan living room with fitted kitchen, a shower room and a conservatory. Unit B has a living room / bedroom and its own kitchen.

Upstairs, the first floor has two bedrooms, fitted wardrobes and a family bathroom with a bath. The attic has a bedroom with roof windows, a kitchenette and a shower room. Outside, there is an off-road car park and a garage at the rear.

The photographs show neutral décor and laminate flooring through much of the accommodation, with carpeted stairs and landings.

For home buyers

Generous, adaptable space for a larger household, with room to work from home, host relatives or create a self-contained area for a family member.

For investors

Multiple kitchens and bathrooms and a separable layout give scope to explore different strategies, subject to your own due diligence, planning, licensing and lender checks.

ACCOMMODATION AT A GLANCE

- **Ground floor, Unit A:** bedroom, open-plan living room and kitchen, shower room, conservatory
- **Ground floor, Unit B:** living room / bedroom, kitchen
- **First floor:** two bedrooms, family bathroom
- **Attic:** bedroom, kitchenette, shower room
- **Outside:** off-road car park, garage

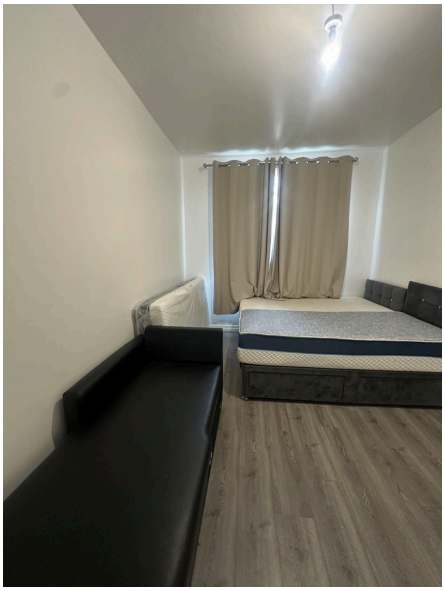
OWNER'S FLOOR PLAN STATES

5 bedrooms · 4 bathrooms · 3 kitchens (2 full and 1 kitchenette) · 2 living rooms · parking for 2 cars

Headline figures from the owner-supplied plan, to be verified.



Unit A · Living area



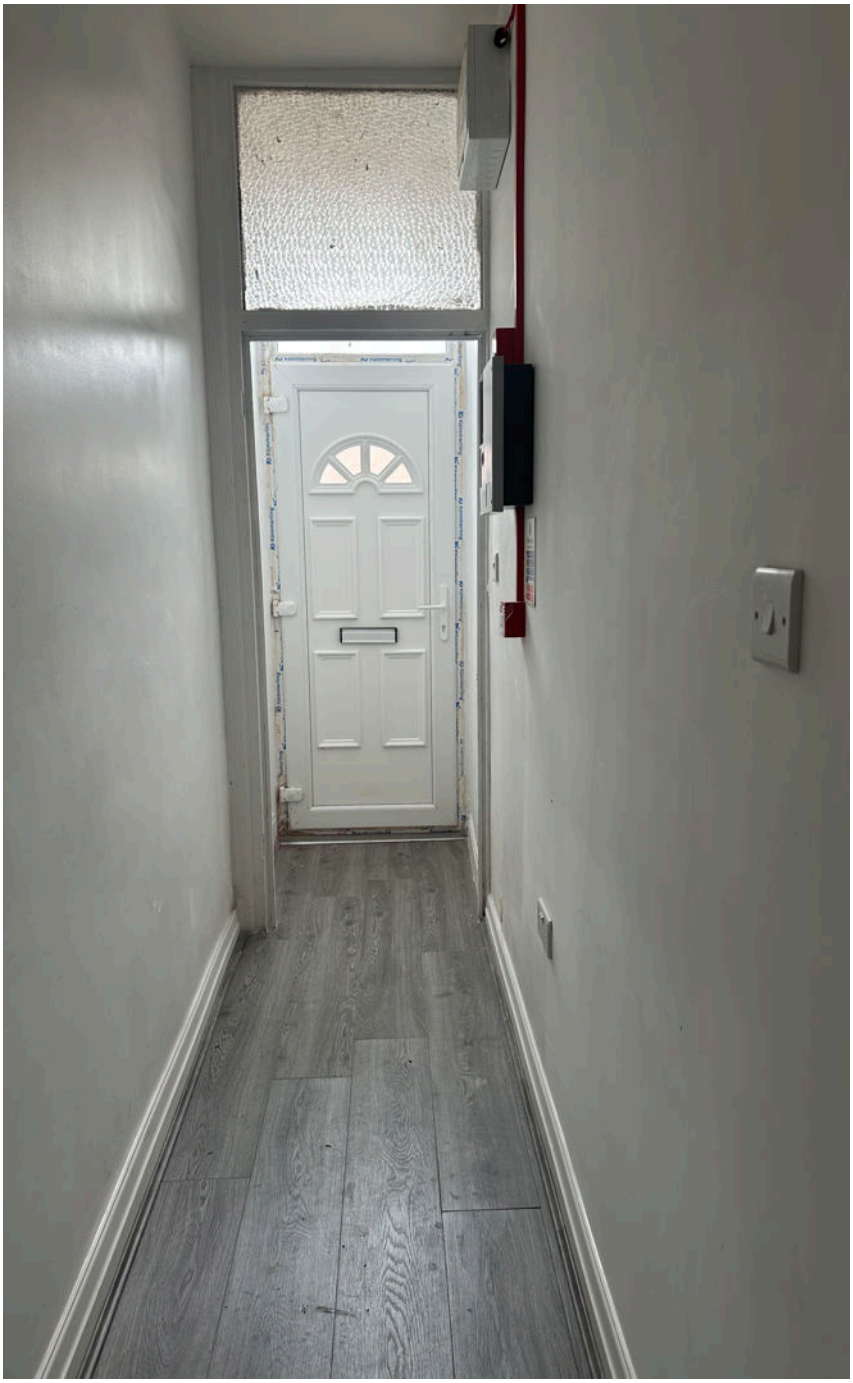
Unit A · Bedroom



Attic · Bedroom

Entrance and staircase

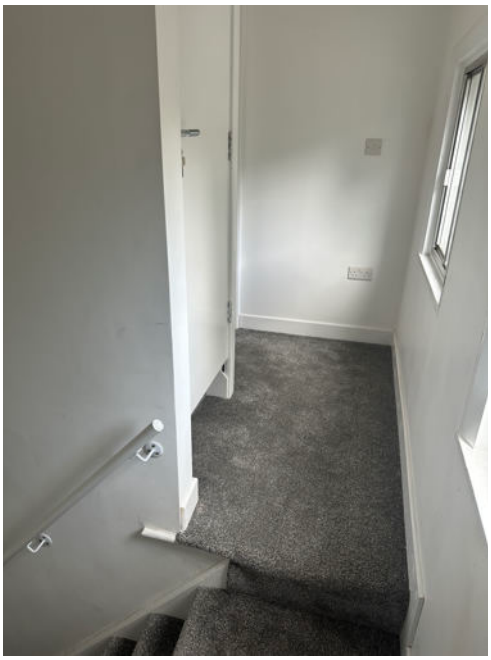
The front door opens into an entrance hall with laminate flooring. A carpeted staircase with a handrail rises to the first floor, with a further staircase continuing up to the attic.



Entrance hall · Looking towards the front door



Staircase · Rising to the first floor



Staircase · Turn with side window

GROUND FLOOR · UNIT A

Open-plan living and kitchen

Unit A's living area has a large front window and space for sofas, opening onto a fitted kitchen with white units, dark tiled splashbacks, an extractor hood and a range-style cooker. A doorway leads through to the conservatory.



Unit A · Fitted kitchen with range-style cooker



Unit A · Living area with front window



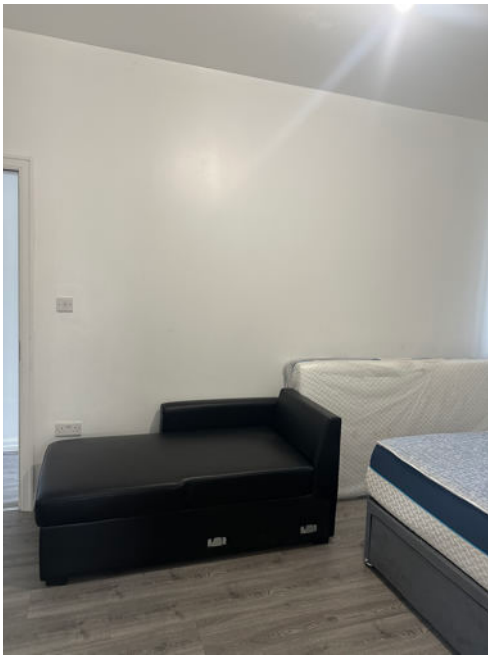
Unit A · Doorway to the conservatory

Bedroom and shower room

The Unit A bedroom has laminate flooring, curtains to the window and space for a double bed and seating. The shower room has a shower cubicle, WC, pedestal basin and a window.



Unit A · Bedroom with double bed



Unit A · Bedroom seating area



Unit A · Shower room

Conservatory

The conservatory opens from the living area through double doors. It has a glazed roof, high-level windows, blinds and a tiled floor, with an external door. It is a flexible extra room for dining, relaxing or working.



Conservatory · Through the double doors



Conservatory · Glazed roof and tiled floor

Living room / bedroom and kitchen

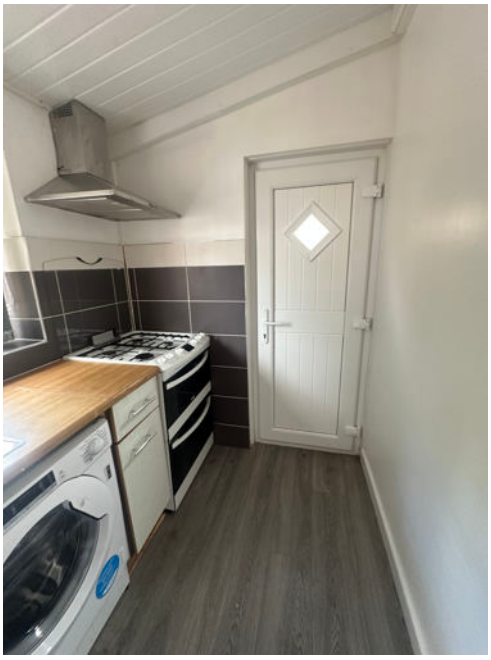
Unit B has a living room / bedroom with laminate flooring and a corner sofa, and a separate galley kitchen with wood-effect worktops, wall units, a gas cooker with extractor hood, a washing machine and an external door.



Unit B · Living room / bedroom



Unit B · Galley kitchen

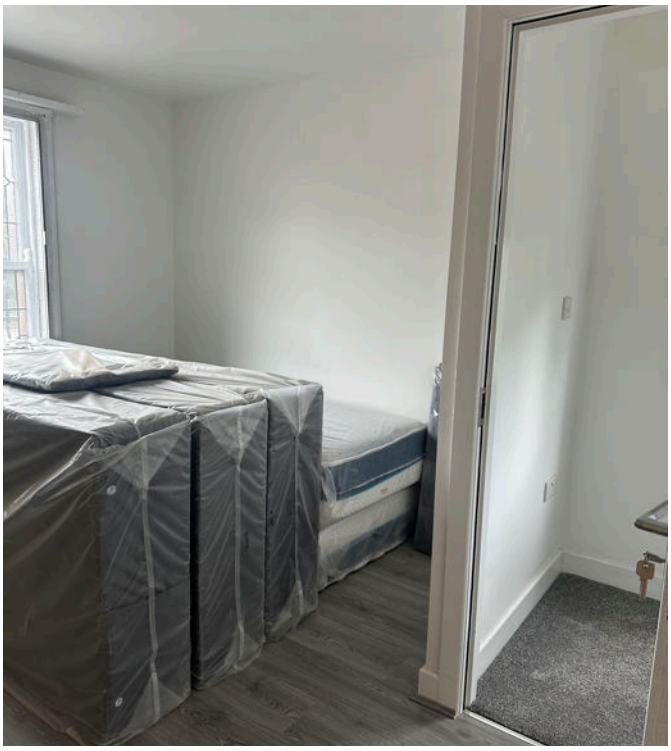


Unit B · Cooker and external door

FIRST FLOOR

Two bedrooms and a family bathroom

The first floor has two bedrooms off a carpeted landing. Bedroom 1 has a wall of fitted wardrobes. The family bathroom is finished in dark tiling, with a bath, pedestal basin, WC, chrome towel radiator and fitted storage.



Bedroom 1 · Window and doorway



Bedroom 1 · Fitted wardrobes



Bedroom 2 · Window with vertical blinds



Family bathroom · Bath and basin

ATTIC FLOOR

Attic bedroom, kitchenette and shower room

The attic has a bedroom with roof windows and a sloping ceiling, a kitchenette with a worktop cooker and sink, and a tiled shower room with WC and basin, all off a landing with a white balustrade.



Attic · Bedroom with roof window



Attic · Kitchenette



Attic · Shower room WC

OUTSIDE

Off-road car park and garage

The property has an off-road car park, with the conservatory to one side. The owner's floor plan shows parking for two cars, accessed from the rear lane, and a garage at the rear.



Car park · With the conservatory beyond



Garage · Interior (owner photograph, May 2025)



Garage · Exterior (owner photograph, May 2025)

FLOOR PLAN

Layout across three floors



Owner-supplied floor plan, shown in full. For illustration only, not to scale. Room labels and headline figures are to be verified.



Ground floor

Entrance and stairs. Unit A: bedroom, open-plan kitchen and living room, shower room and WC, conservatory. Unit B: living room / bedroom, kitchen, WC and shower. Car park and garage to the rear.

Enlarged from the owner-supplied plan.

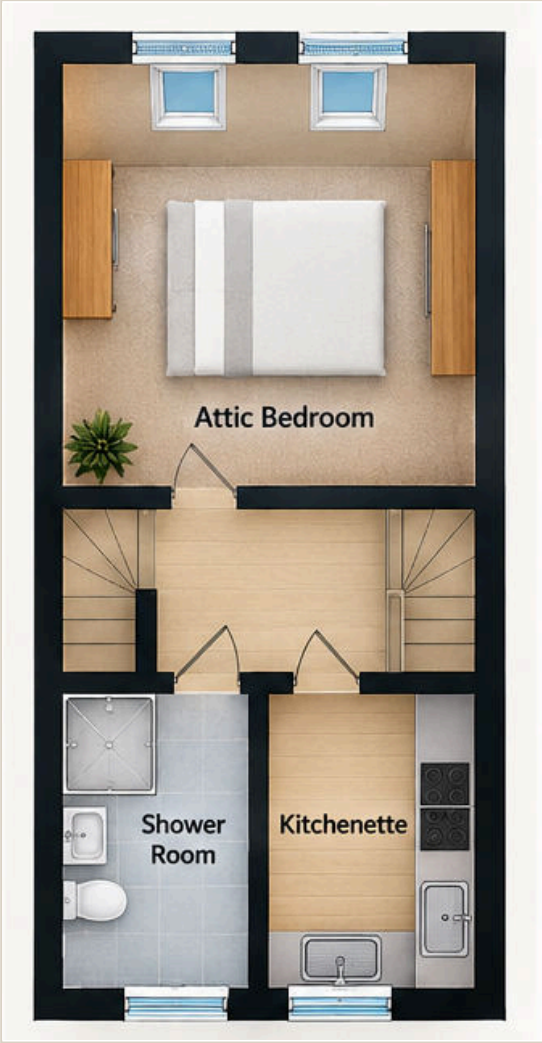
FLOOR PLAN

First floor and attic

First floor



Attic floor



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Viewings by appointment

IMPORTANT NOTICE

These particulars are prepared from owner-supplied information and photographs and do not form part of any offer or contract. The labels Unit A and Unit B describe the layout only and do not indicate legal status, planning permission or licensing. The floor plan is owner-provided, for illustration only and not to scale. Fixtures, fittings and furniture shown are not necessarily included. Some photographs have been edited to remove loose personal items and clutter; no permanent features have been altered. Buyers should make their own enquiries and verify all details.