

574 Bury Road, Bolton, BL2 6JA



**Offers Over £125,000**

Newly refurbished two bedroom mid terraced property. Located in a popular residential area, close to local shops, primary and secondary schools, good transport links and close to all local amenities. This home benefits from gas central heating, double glazing, garden fronted and off road parking to the rear. This spacious property is highly recommended for viewing to appreciate the condition and all that this property has to offer.

- Two Bedroom
- Off Road Parking
- Vacant Possession
- Gas Central Heating
- Council Tax Band A
- Mid Terraced
- Recently Refurbished
- No Chain
- EPC Rating D



Newly refurbished two bedroom mid terraced property, located in a popular residential area, close to local shops, primary and secondary schools, good transport links and close to all local amenities. This home benefits from double glazing, gas central heating, garden fronted with off road parking to the rear. The property comprises :-: Entrance porch, lounge, kitchen diner, to the upstairs there are two bedrooms and a family bathroom. This property is sold with vacant possession and no onward chain, viewing is highly recommended to appreciate all this property has to offer.

#### **Porch**

UPVC double glazed entrance door to front,



#### **Lounge 14'4" x 12'11" (4.36m x 3.94m)**

UPVC double glazed window to front, radiator, :

#### **Kitchen/Diner 11'9" x 12'11" (3.57m x 3.94m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers and worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, stairs, secure uPVC double glazed entrance door to rear.



#### **Bedroom 1 11'4" x 12'11" (3.46m x 3.94m)**

UPVC double glazed window to front, radiator:

#### **Landing**

Door to:

#### **Bedroom 2 8'6" x 8'4" (2.59m x 2.53m)**

UPVC double glazed window to rear, radiator.

#### **Bathroom**

UPVC frosted double glazed window to rear, radiator.



#### **Outside Front**

Enclosed small garden area.

#### **Outside Rear**

Enclosed rear yard with gates allowing off road parking.



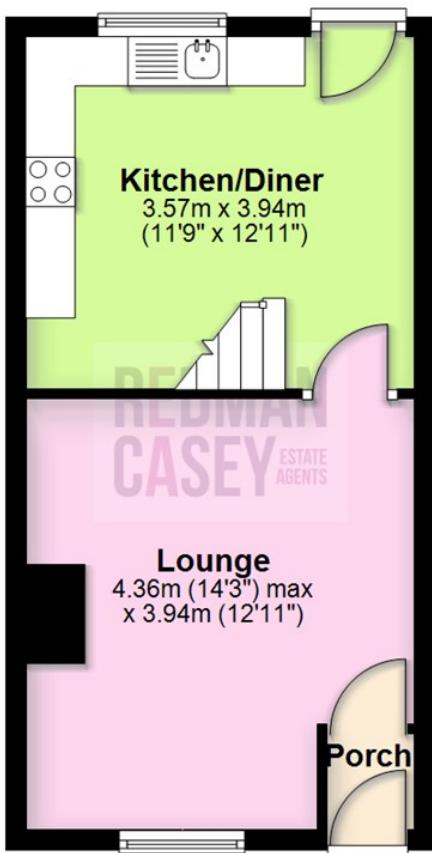


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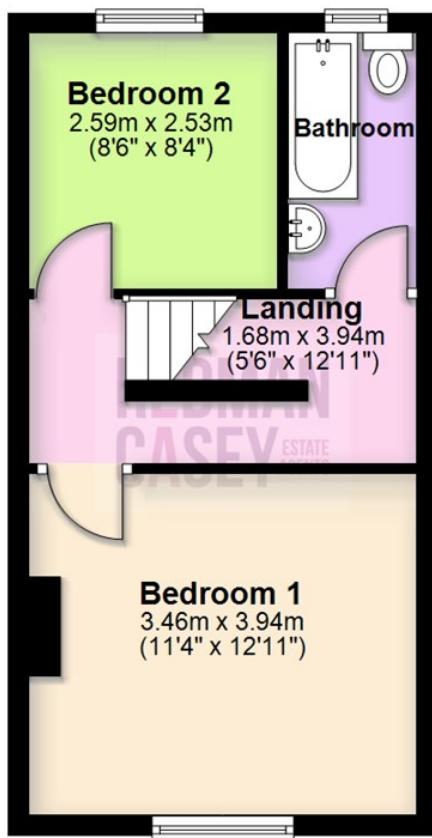
## Ground Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



**Total area: approx. 62.8 sq. metres (675.8 sq. feet)**

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

