

2 Pleasant Gardens, Bolton, BL1 2LP



Offers Over £140,000

Two bedroom end terraced, located in a very popular residential location, close to local schools, shops, local amenities and walking distance to Bolton town centre. This spacious property benefits from double glazing, gas central heating, utility room, large rear garden area with possibility to extend when correct permissions are applied for. Viewing recommended to appreciate the condition, potential and all that this property has to offer

- End Terraced
- Large Garden Area To Rear
- Fully Double Glazed
- Freehold
- EPC Rating C
- Two Bedroom
- Gas Central Heating
- Utility And Storage Area
- Council Tax Band A



Spacious two bedroom end terrace with potential to extend when the correct planning is applied for. Located in a very popular residential location close to local schools, shops, amenities and transport links and benefits from being close to Bolton Town Centre, The property comprises:- Entrance hall, lounge/kitchen/diner, utility and storage room. To the first floor there are two double bedrooms and a family bathroom. To the outside there is a small garden to the front and large enclosed rear garden space. Benefiting from double glazing and gas central heating viewing is highly recommended to appreciate the condition, location and potential that this home offers.

Utility Area 5'10" x 5'10" (1.79m x 1.78m)

Plumbing for automatic washing machine,:

Entrance Hall

Radiator, stairs, uPVC double glazed entrance door to front, :

Kitchen/Diner/Lounge 19'8" x 17'9" (6.00m x 5.42m)

, Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, range cooker, with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to front , double radiator, uPVC double glazed frosted entrance door to rear.

Bedroom 1 11'5" x 11'7" (3.48m x 3.53m)

UPVC double glazed window to rear, radiator.

Bedroom 2 7'11" x 11'7" (2.42m x 3.53m)

UPVC double glazed window to rear, radiator, door to:

Bathroom

Three piece suite comprising vanity wash hand basin with storage under, mixer tap and ceramic and tiling to all walls, shower cubicle with glass screen and low-level WC, uPVC frosted double glazed window to side, heated towel rail.

Landing

Door to Storage cupboard, door to:

Outside Front

Enclosed small garden area leading to utility room and storage.

Outside Rear

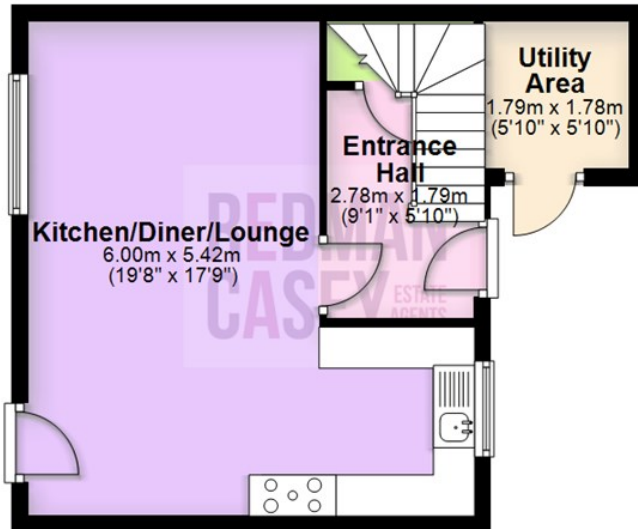
Fully enclosed large rear garden area with seating area and garden shed.





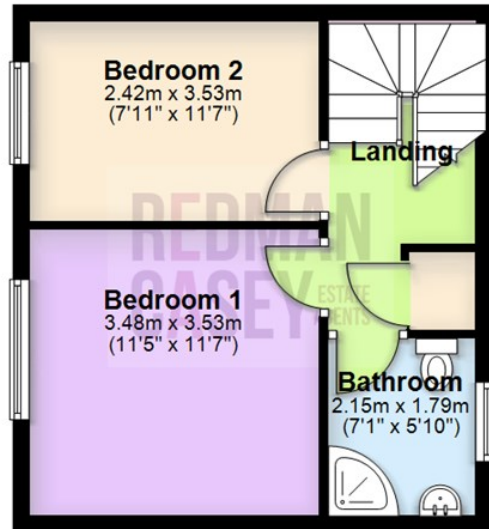
Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 68.4 sq. metres (736.7 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

