



pearson
ferrier  *a property for everyone*

53 CHESTER AVENUE
Bolton, BL3 1XE
£210,000

53 CHESTER AVENUE

Property at a glance

- semi-detached family home
- three generous sized bedrooms
- sought after residential location
- PVC double glazing & gas central heating system
- in need of upgrading
- driveway providing ample off road parking leading to the detached single garage and low maintenance gardens
- offered for sale with vacant possession and no upward chain

In need of general upgrading is this three bedroom semi-detached family home located within a highly popular residential location yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks. The property is offered for sale with vacant possession and no upward chain and further features include: PVC double glazing, gas central heating system, three bedrooms. Outside - driveway providing ample off road parking leading to the detached single garage and low maintenance gardens. The accommodation briefly comprises: reception hallway, lounge, dining kitchen, first floor, three bedrooms and family bathroom. Outside - driveway, garage and gardens.

EPC Rating: TBC

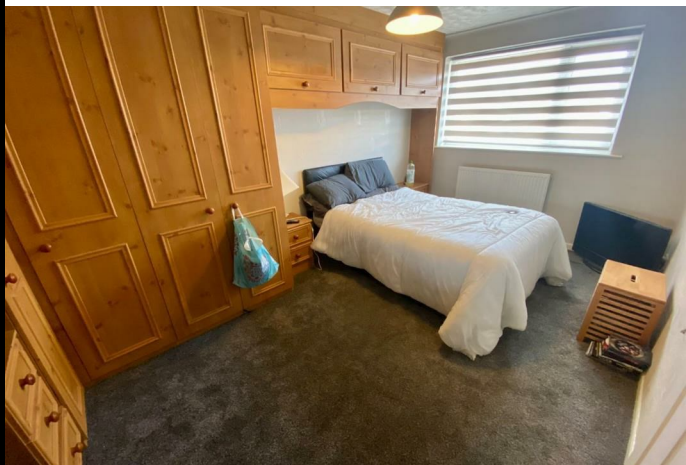
Tenure - Leasehold

Term of Lease: 999 years from 1975

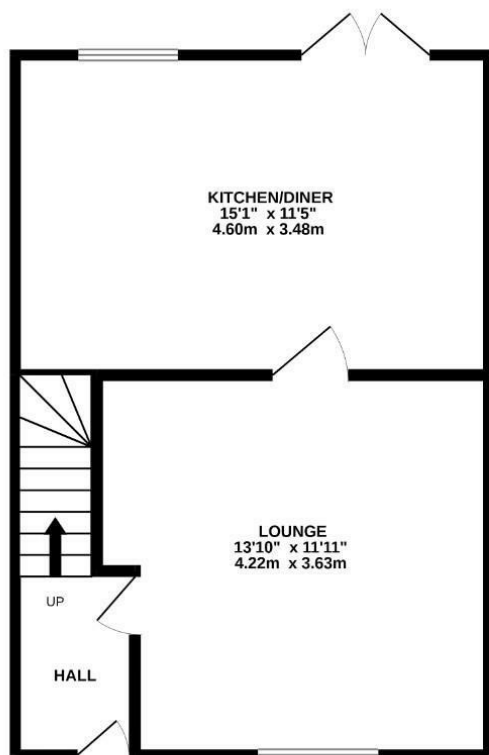
Ground Rent: currently await confirmation from our client.

Council Tax Band: B

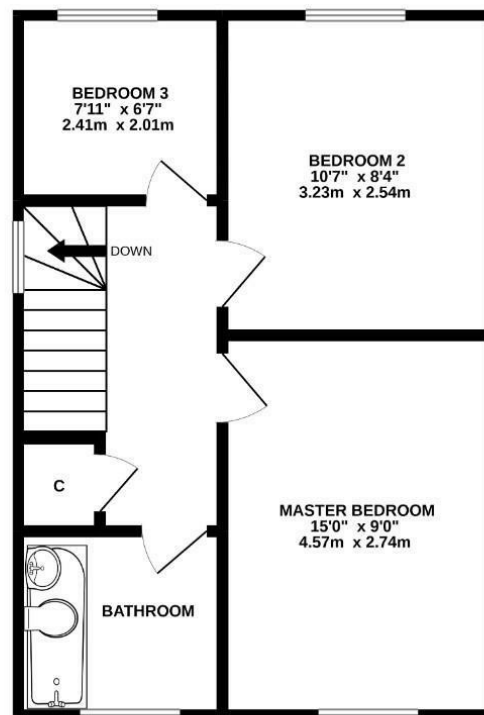




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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