



Bramley Road

Bolton, BL1 7RW

Price **£115,000**



Sitting on an attractive plot in a quiet corner of Sharples is this 1 bedroom quasi townhouse, which is a home that's ready to move into, where convenience and practicality are in abundance!

The property briefly comprises a front garden and drive, entrance vestibule, lounge, kitchen, bedroom, and bathroom, with ample internal storage space too. 36A Bramley Road is presented in excellent condition and is perfect for a first-time buyer or a later years purchase, owing to its practical layout and size, with the added bonuses of being in a quiet neighbourhood while having a great variety of amenities and transport links nearby.

Let's take a closer look inside...



A Closer Look

Pop your car on the drive and stroll inside... The entrance vestibule welcomes you into a cosy lounge, where a fir tree sits just outside the front window adding a touch of extra privacy. Like the rest of the home the lounge has evidently been well cared for over years gone by and is found in excellent condition. Open aspect stairs are positioned to one side and lead to the bedroom and bathroom, while an electric fire holds the centre of the space providing a cosy glow on colder days.

To the rear of the lounge is the kitchen, which offers everything you need in a convenient and easy to use layout, with integrated appliances featuring an electric oven, 4 plate hob and extractor, and other appliances potentially available upon negotiation, meaning you could simply move, unpack and enjoy!

Upstairs lie your double bedroom and bathroom, both presented in equally great condition. In the bedroom the wardrobes are freestanding, though come with the possibility of remaining with the property upon negotiation, another added perk if you so wish!

A common theme for this lovely home is convenience and practicality, and the bathroom fits this theme too. Having only been installed a few years ago the bathroom still has a new feel to it, and benefits from a contemporary finish with a 3 piece suite including a large walk-in shower with modern glass screen, wash basin and WC.

Everything On Your Doorstep

The nearby areas of Bromley Cross and Egerton provide a fantastic selection of cafes, restaurants, and pubs, as well as handy amenities including bakeries and mini supermarkets to name but a few. And Astley Bridge retail area lies only a few minutes' drive down Blackburn Road where larger supermarkets and an even wider variety of amenities can be found.

The property sits just a few minutes' walk to the A666, which provides easy access to the M61 and bus routes to the north and south.

Services & Specifics

We are advised:

The property is freehold.

The property is tax band A.

The loft is part boarded.

The services are all on mains, including gas, electric, water, and drainage.

The property is heated via a combi boiler located in the bedroom, which has been frequently serviced.

The windows are all double glazed.

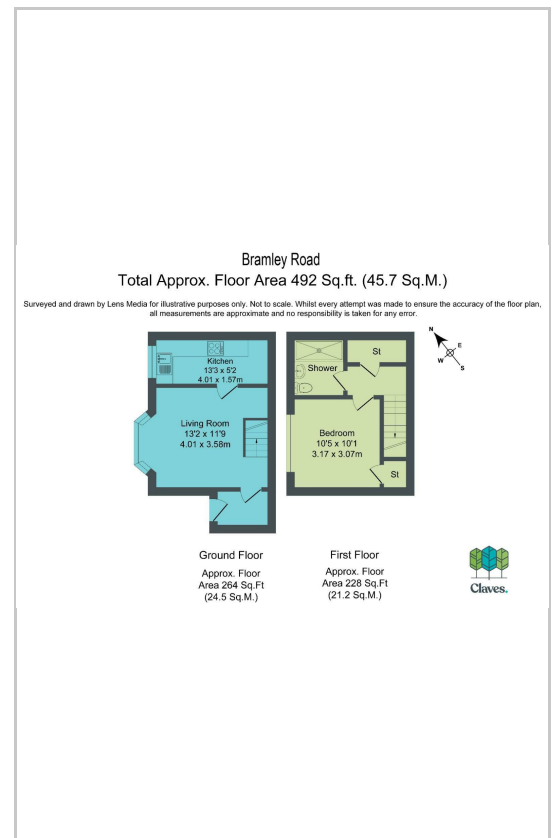
The property was built in 1971.

For any further questions about the property please call our office on 01204 929 940.

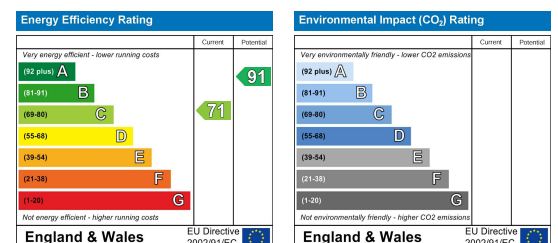
Area Map



Floor Plans



Energy Efficiency Graph



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Claves.

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