



Claves.



Primula Street

Bolton, BL1 8RE

£155,000



With stylish contemporary interiors presented in excellent condition and a highly convenient location, this well proportioned terraced property is a perfect option for first time buyers, young couples or families, and buy to let investors. A brief overview of the accommodation includes an entrance vestibule, entrance hallway, front lounge, open plan kitchen and dining, utility, two double bedrooms and a bathroom. Externally to the rear is a small garden with artificial lawn, rear entrance/shelter and two stores.



Living Space

The property boasts a beautiful modern kitchen with island and bar seating. The contemporary shaker style units perfectly complement the oak-effect worktop and metro tiled splashbacks with a country kitchen style design. Within the cabinetry are a range of integrated appliances, including a dishwasher, oven, four-plate hob, sink and drainer with mixer tap. The orientation of the island with seating makes this such a great social space, ideal for both everyday life and when entertaining family and friends.

Another practical aspect of this property is the utility room which is conveniently located off the kitchen, and provides plumbing for the washing machine, plus plenty of extra storage space for miscellaneous bits and bobs. Continuing through the utility there are three external storage spaces, which are very handy.

Back into the home, through the characterful entrance hall, and the front lounge gives a lovely cosy space while being bright and airy. Its period fireplace sits on the chimney breast, and its bay window adds another touch of character while allowing in plenty of natural light.

Bedrooms & Bathrooms

Upstairs the front bedroom is a fantastic size – a large double which accommodates a kingsize bed, a comprehensive range of modern fitted furniture, space to work from home with a substantial desk, with plenty of floor space too! The second bedroom is also a double, situated to the rear, with fitted storage and ample room for another kingsize bed! The family bathroom is presented to modern standards comprising a three-piece shower suite with WC, basin, and a spacious walk-in shower with contemporary tiled surrounds.

Location

Situated a hop skip and a jump from Blackburn Road and the great variety of amenities in the Astley Bridge retail area, everything you need is on your doorstep! From large supermarkets to independent shops, cafes, pubs and restaurants. This location also lies within the catchment area of several good primary and secondary schools. Hallith Wood train station is nearby too, as well as easy access to the motorway network via the A666.

Specifics

The tax band is A.

The tenure is leasehold with a ground rent of £2 per annum.

The length of the lease is 999 years from 2nd February 1911; 885 years remain.

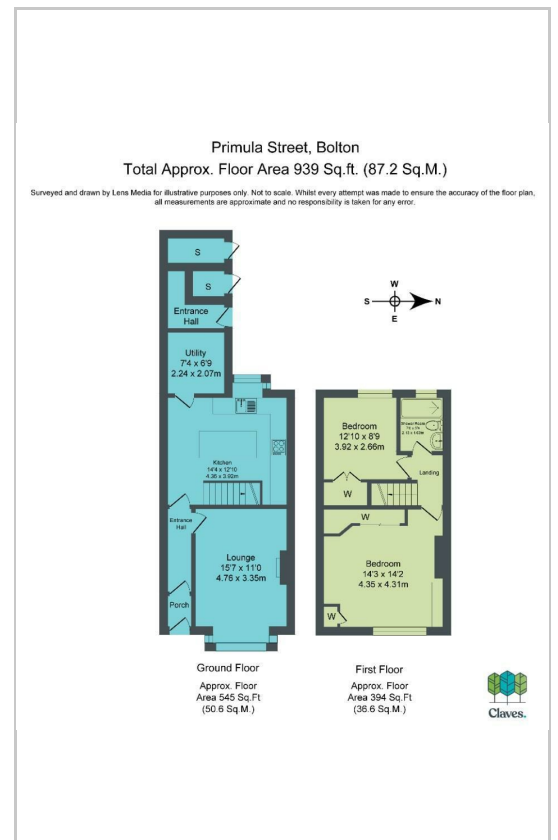
There is gas central heating with an Alpha combi boiler located in the utility area, installed in August 2023.

The loft is newly insulated.

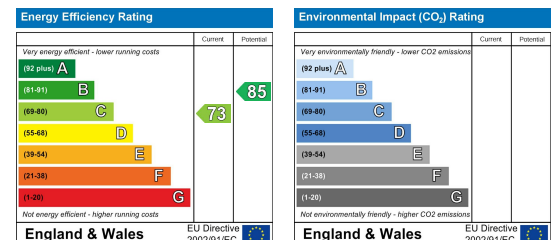
Area Map



Floor Plans



Energy Efficiency Graph



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