



Claves.



Albert Street

Bolton, BL7 9TN

Offers around £225,000



Located just off Blackburn Road in Egerton, this two-bedroom garden fronted mid-terraced property is ready for you to move in and unpack! Having recently undergone substantial renovation, the house boasts contemporary interiors throughout, in addition to new windows with oak sills, external doors and internal oak doors, as well as it's well presented, easy maintenance back garden. Not to mention the Nest smart heating system!



Contemporary Interiors Throughout

After parking up outside, you are welcomed into your lounge – a stylish space where parquet flooring complements white and emerald walls, and a feature radiator adds to the character. The chimney breast has been converted into a media wall, where you can chill out and catch up on your favourite series! A large window allows plenty of natural light into this space which bounces off the parquet flooring and around the room.

Through to the rear we have your kitchen... A modern and sleek design where grey gloss cupboards add a subtle contrast to the fresh white walls and light-coloured Amtico flooring and worktops. The kitchen has been designed with space efficiency in mind, offering plenty of cupboard and worktop space, as well as integrated appliances including an electric oven and four-plate gas hob with extractor. The chimney breast in this room is home to a wood burning stove! Handy for pelting out heat in the cold winter months, as well as a cosy feature that will create a warm glow in the room.

Situated off your kitchen is even more practical space – the utility room! A great spot to keep your washer and dryer, as well as any other miscellaneous bits and bobs you would prefer out of the kitchen.

Beds & Baths

Up the oak staircase we go, and the contemporary interiors continue, which can all be found in excellent condition...

Your master bedroom benefits from an en-suite that is finished to a tasteful standard with a tiled neutral colour scheme, featuring a walk-in shower, wash basin, and WC. The master bedroom itself is a good-sized double, where more white walls complement the grey carpet and keep the space feeling bright, airy, and fresh. Your second bedroom, which is a single, sits to the front of the property and is an ideal size for a nursery or child's bedroom.

Across the landing at the top of the stairs is your family bathroom, which again is finished to a tasteful modern standard and features a three-piece suite, including a jacuzzi-style bath and wash basin, both with waterfall taps, plus your WC... Light a candle and enjoy a nice hot bath after a long day at work!

An Easy Maintenance Garden

As well as an internal renovation, this property's back garden has also recently received a cosmetic upgrade! The space now features a small patio, decking, and artificial grass that brightens up the space while remaining easy maintenance.

An Ideal Location

Hidden away in a quiet cul-de-sac in Egerton, this property is ideally suited to those looking for a village lifestyle with a community feel and a great selection of local amenities on your doorstep. There are plenty of cafes, restaurants, and pubs are in Egerton, and further afield in neighbouring Bromley Cross, as well as shops, schools, and transport links via rail and road leading to central Bolton, Manchester, and beyond.

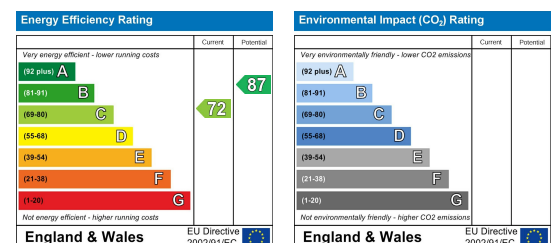
Area Map



Floor Plans



Energy Efficiency Graph



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