



## Nunnery Road, Bolton, BL3 4HJ Offers In Excess Of £140,000

A well-presented two-bedroom mid-terrace home located in the popular Deane area of Bolton, offering an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation briefly comprises an entrance hallway, a bright and comfortable lounge, and a fitted kitchen providing ample storage and workspace. To the first floor there are two generous double bedrooms and a three-piece shower room.

Externally, the property benefits from an enclosed rear yard with a shutter for access, offering valuable additional storage. Further features include gas central heating, PVC double glazing throughout, and on-street parking to the front.

Previously rented, this home is perfectly suited to investors seeking a strong buy-to-let opportunity.

The property is ideally situated close to a range of local amenities, places of worship, including shops, supermarkets, Haslam Park and schools, with excellent transport links and easy access to Bolton town centre and major road networks, making it ideal for commuters.

Lifestyle Sales and Lettings strongly recommend an early internal inspection to avoid disappointment.



**Kitchen/Dining**  
13'1" x 11'5" (4.00 x 3.50)

**Lounge**  
10'2" x 15'5" (3.10 x 4.70)

**Bedroom 1**  
7'2" x 8'6" (2.20 x 2.60)

**Bedroom 2**  
13'1" x 15'5" (4.00 x 4.70)

**Shower Room**  
5'6" x 5'10" (1.70 x 1.80)

**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

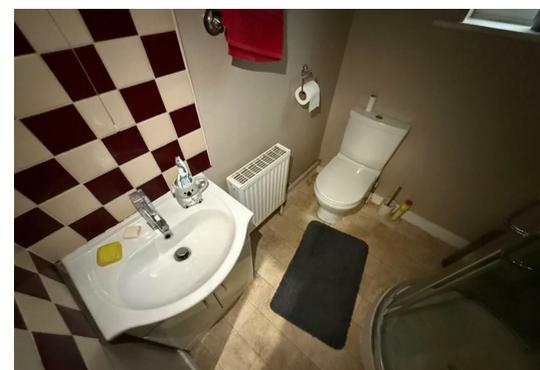
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

**Important Information For Successful Buyers:**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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