



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Larkfield Grove, Bolton, BL2 2HA

£149,950

A FANTASTIC THREE BEDROOM PROPERTY IN BOLTON

Situated in Larkfield Grove, Bolton, this deceptively large terraced house offers a wonderful opportunity for families and professionals alike. With three spacious bedrooms, this property provides ample room for comfortable living. The reception room is perfect for entertaining guests or enjoying quiet evenings with family, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the lovely back garden, which offers a private outdoor space for relaxation, gardening, or play. It is an ideal spot for enjoying the fresh air and sunshine, perfect for those who appreciate a bit of nature right at their doorstep.

Additionally, the property boasts good transport links into Bolton, making it convenient for commuting or accessing local amenities. Whether you are looking for shops, schools, or recreational facilities, everything you need is within easy reach.

In summary, this well-appointed terraced house in Larkfield Grove is a fantastic find, combining space, comfort, and a prime location. It is an excellent choice for anyone seeking a welcoming home in Bolton.

# Larkfield Grove, Bolton, BL2 2HA

£149,950

 3  1  1  C

- Mid Terrace Property
- Bursting with Potential
- On Street Parking
- EPC Rating C
- Three Bedrooms
- Ideal Rental Investment
- Tenure Freehold
- Two Piece Bathroom Suite and Separate WC
- Gardens to Front and Rear
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'4 x 2'11 (1.02m x 0.89m)

### Hall

10'11 x 5'4 (3.33m x 1.63m )

### Reception Room

13'5 x 11'7 (4.09m x 3.53m )

### Kitchen

11'7 x 10'4 (3.53m x 3.15m )

### Rear Hall

9'3 x 5'4 (2.82m x 1.63m )

## First Floor

### Landing

12'3 x 8'7 (3.73m x 2.62m )

### Bedroom One

11'7 x 9'11 (3.53m x 3.02m)

### Bedroom Two

10'3 x 8'3 (3.12m x 2.51m)

### Bedroom Three

8'1 x 7'7 (2.46m x 2.31m )

### Bathroom

5'6 x 5'5 (1.68m x 1.65m )

### WC

5'6 x 2'11 (1.68m x 0.89m)



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