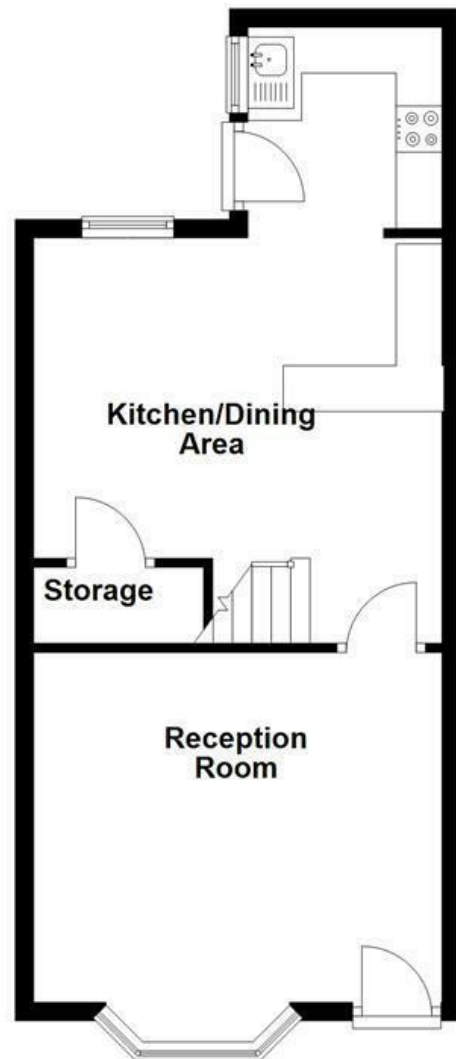
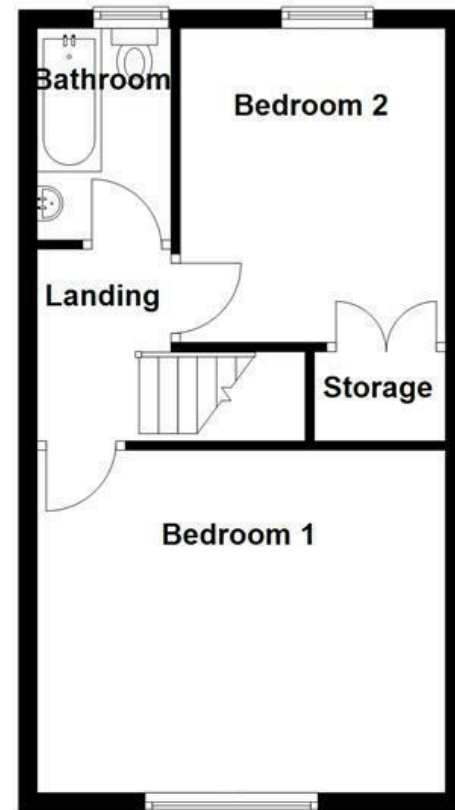


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Church Street, Bolton, BL2 5RD

£225,000

SPACIOUS FAMILY HOME WITH CONTEMPORARY DECOR AND APPLIANCES

Welcome to this stunning modern mid-terrace house located on Church Street in the area of Ainsworth, Bolton. This property boasts two reception rooms, two bedrooms, and a stylish bathroom, making it the perfect home for a small family or couple.

As you step inside, you'll be greeted by a contemporary open plan dining kitchen, ideal for entertaining guests or enjoying family meals. The property's modern design and layout create a warm and inviting atmosphere, perfect for relaxing after a long day.

Located in a popular residential area, this house offers convenience and comfort. You'll find yourself just a stone's throw away from local amenities, ensuring that everything you need is within easy reach.

Don't miss out on the opportunity to make this charming property your new home. Book a viewing today and experience the best of modern living in the heart of Ainsworth, Bolton.

Church Street, Bolton, BL2 5RD

£225,000

 2  1  2  C

- Tenure Leasehold
 - On Street Parking
 - Ready To Move Into
- Council Tax band B
 - Spacious Mid Terraced Property
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
 - Viewing Essential
 - Enclosed Ample Sized Rear Yard Space

Ground Floor

Entrance

UPVC double glazed door to reception room one.

Reception Room One

14'6 x 12'6 (4.42m x 3.81m)

UPVC double glazed box bay window with stained glass, central heating radiator, cornice coving, gas fire with marble surround, television point and laminate flooring and door to open plan kitchen/dining area.

Kitchen/Dining Area

27'5 x 14'6 (8.36m x 4.42m)

UPVC double glazed window, UPVC double glazed French doors to rear, central heating radiator, range of wall and base units, laminate work top, breakfast bar, composite sink and drainer with mixer tap, oven with four ring gas hob, tiled splash back and extractor hood, integrated dishwasher, plumbed for washing machine, integrated fridge freezer, LED spotlights and laminate flooring.

First Floor

Landing

5'3 x 4'10 (1.60m x 1.47m)

Doors to two bedrooms and bathroom.

Bedroom One

14'6 x 11'10 (4.42m x 3.61m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Two

12'9 x 9'6 (3.89m x 2.90m)

UPVC double glazed window, central heating radiator, coving, storage and laminate flooring.

Bathroom

9'8 x 3'7 (2.95m x 1.09m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed rainfall shower, LED spotlights, PVC elevation and tiled floor.

External

Rear

Enclosed paved yard with gate to shared access road.

Front

Pebbled and gravel chip courtyard.

Tel: 01617510340



www.keenans-estateagents.co.uk