



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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Ellerbeck Close, Bolton, BL2 3FW

Offers Over £210,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Nestled in the charming area of Ellerbeck Close, Bolton, this delightful two-bedroom house presents an excellent opportunity for first-time buyers and rental investors alike. The property boasts a neutral finish throughout, creating a warm and inviting atmosphere that is ready for you to make your own.

Upon entering, you will find a generous living room that offers ample space for relaxation and entertaining. The dining kitchen is well-appointed, providing a perfect setting for family meals or gatherings with friends. Additionally, the conservatory adds a lovely touch, allowing natural light to flood the space and offering a serene spot to enjoy the garden views.

The property features two good-sized bedrooms, ensuring comfort and privacy for all occupants. The bathroom is conveniently located, catering to the needs of modern living. Outside, the low-maintenance rear garden is ideal for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces. Furthermore, off-road parking for two vehicles in tandem adds to the convenience of this lovely home.

Ellerbeck Close is a peaceful location, making it an ideal choice for those seeking a tranquil lifestyle while still being close to local amenities and transport links. This property is a fantastic opportunity that should not be missed. Whether you are looking to step onto the property ladder or expand your investment portfolio, this house is sure to impress.

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Ellerbeck Close, Bolton, BL2 3FW

Offers Over £210,000

 **2**  **1**  **2**  **D**

- Terraced Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Two Double Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Spacious Reception Room
 - Enclosed Low Maintenance Rear Garden
 - Council Tax Band: B

Ground Floor

Porch

3'2 x 2'11 (0.97m x 0.89m)

Composite double glazed entrance door, wood effect flooring and door to reception room.

Reception Room

15'11 x 11'6 (4.85m x 3.51m)

UPVC double glazed window, two central heating radiators, TV point, under stairs storage, stairs to first floor and door to kitchen.

Kitchen

12'6 x 8'8 (3.81m x 2.64m)

Hardwood double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wall mounted boiler, wood effect flooring and UPVC double glazed French doors to conservatory.

Conservatory

11'1 x 10'9 (3.38m x 3.28m)

UPVC double glazed windows, sloped polycarbonate roof, central heating radiator, feature wall light, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access (with fitted ladder and part boarded), smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

12'7 x 9'3 (3.84m x 2.82m)

UPVC double glazed window and central heating radiator,

Bedroom Two

12'6 x 8'10 (3.81m x 2.69m)

Two UPVC double glazed windows, central heating radiator and over stairs storage.

Bathroom

6'5 x 6'1 (1.96m x 1.85m)

Dual flush WC, vanity top wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, extractor fan, part tiled elevation and wood effect flooring.

External

Front

Laid to lawn garden,, path and drive for off road parking.

Rear

Decking, paving and bedding areas,



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