



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		47	
(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.

Wood Street, Bolton, BL5 3AE

£875

TWO BEDROOM FULLY RENOVATED END TERRACE

Nestled on the charming Wood Street in Westhoughton, Bolton, this delightful end terrace house presents an excellent opportunity for those seeking a modern and comfortable home. Spanning an impressive 646 square feet, this recently renovated property boasts immaculate interiors that are sure to impress.

Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining. The large kitchen offers ample space for culinary pursuits, making it a delightful area for family gatherings or casual dining. The property features two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation.

The three-piece bathroom is tastefully designed, ensuring both functionality and style. Additionally, the convenience of off-road parking adds to the appeal of this lovely home, making it an ideal choice for those with vehicles.

With its fresh decor and thoughtful renovations, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this end terrace house on Wood Street is a wonderful option that combines comfort, style, and practicality in a sought-after location. Do not miss the chance to view this immaculate home, contact our

Wood Street, Bolton, BL5 3AE

£875



- Fully Renovated Property
- Three Piece Bathroom Suite
- EPC Rating E
- End Terrace
- Two Bedrooms
- Enclosed Rear Yard
- Close Proximity to Local Amenities
- Modern Fitted Kitchen
- Council Tax Band A
- Excellent Transport and Commuter Links

Ground Floor

Reception Room

13'0 x 11'0 (3.96m x 3.35m)

UPVC double glazed door to entrance, GCH radiator, multi fuel burner, laminate flooring, door to kitchen and stairs to first floor.

Kitchen

11'11 x 9'9 (3.63m x 2.97m)

UPVC double glazed widow, GCH radiator, a range of wall and base units with complimentary work tops and matching splash backs, integrated electric oven, hob with extractor hood over, stainless steel double sink with mixer tap, laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

13'5 x 11'11 (4.09m x 3.63m)

UPVC double glazed window and GCH radiator.

Bedroom Two

12'8 x 6'9 (3.86m x 2.06m)

UPVC double glazed window and GCH radiator.

Bathroom

7'10 x 4'7 (2.39m x 1.40m)

UPVC double glazed frosted window, electric towel rail, three piece bathroom suite in white consisting of panel bath with direct feed shower over, dual flush W.C, vanity sink and vinyl flooring.

External

Front

On street parking.

Rear

Enclosed paved yard.



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