



36 Orwell Road, Bolton

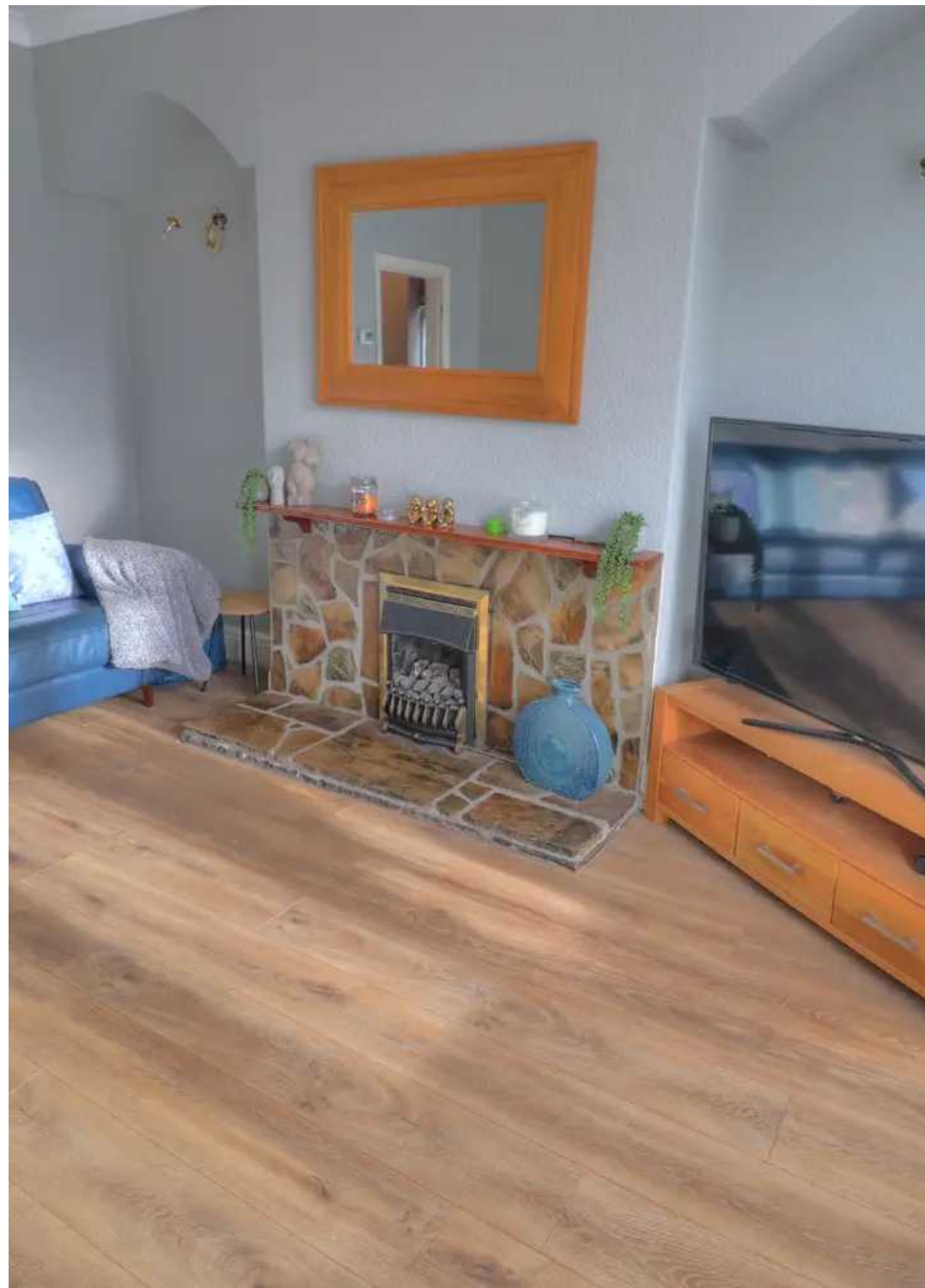
Guide Price £170,000

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ESTATE AGENTS

36 Orwell Road

Bolton, Bolton

Welcome to this charming two bedroom semi-detached house, an ideal first home or a promising investment opportunity. This property offers comfortable living spaces, two double bedrooms, and the added convenience of driveway parking. With no chain, this home is ready for its new owners to move straight in. The interior boasts a spacious kitchen diner, perfect for hosting family meals or entertaining friends. The GCH boiler was replaced in 2017, ensuring a warm and cosy atmosphere throughout the year. The kitchen and bathroom were also tastefully renovated in 2017, adding a modern touch to this classic property. Step outside to discover the delightful outside space this property has to offer. The private raised rear garden is a hidden gem, ideal for enjoying the outdoors. A flagged patio area creates the perfect setting for al fresco dining or simply relaxing with a book and a cup of coffee. The mature grassed lawn is meticulously maintained, and the well-established trees and shrubs provide a sense of tranquillity. Beautifully stocked flower beds surround the garden, adding a burst of colour and fragrance in the warmer months. To the front of the property, a flagged driveway provides convenient parking for one car. A path leads around the side of the property, offering easy access to the back garden. This ensures that the outside space is easily accessible and versatile, making it an excellent space for children to play or for those with green fingers to indulge in some gardening. In conclusion, this 2 bedroom semi-detached house offers an enticing combination of comfort, convenience, and potential. With a private garden that invites relaxation and a well-designed interior, this property is sure to impress. Don't miss out on the opportunity to make this house your home or to add a lucrative investment to your portfolio. Book a viewing today and experience the charm and potential this property has to offer.





Lounge

14' 1" x 12' 9" (4.29m x 3.89m)

A spacious family lounge with fire and surround, upvc bay window with curved radiator, multiple power points and wood effect laminate flooring

Kitchen Diner

15' 8" x 11' 3" (4.78m x 3.43m)

A generous kitchen diner with a modern fitted base and wall units, large work tops, cooker with extractor above, single radiator, box bay window, upvc window to side, integrated appliances and wood effect laminate flooring.

Porch/Utility Room

3' 5" x 9' 4" (1.04m x 2.84m)

A upvc porch with double doors to rear garden and currently being used as a utility room with plumbing for wash facilities.

WC

2' 3" x 2' 9" (0.69m x 0.84m)

A separate wc with frosted upvc window and laminate flooring.

Bathroom

6' 3" x 5' 9" (1.91m x 1.75m)

A modern fitted bathroom suite with P shaped bath tub with shower and glass screen, wash basin with vanity unit under, single heated towel rail, frosted upvc window and wood effect laminate flooring.



Bedroom One

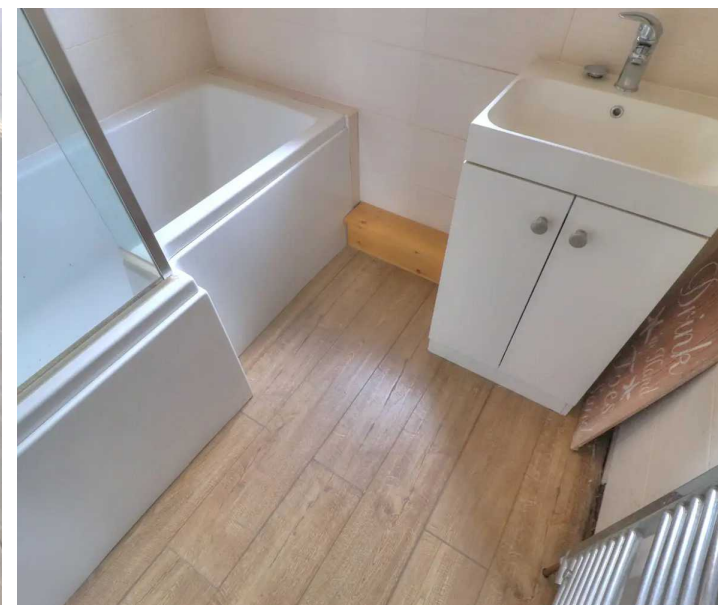
15' 7" x 11' 8" (4.75m x 3.56m)

A large double bedroom with built in wardrobes, multiple power points, single radiator, large upvc window to front and fully carpeted.

Bedroom Two

11' 5" x 9' 3" (3.48m x 2.82m)

A double room with large upvc window to rear, single radiator, multiple power points and fully carpeted.







REAR GARDEN

A private raised rear garden with flagged patio ideal for alfresco dining, mature grassed lawn, established trees and shrubs with well stocked flower beds surrounding.

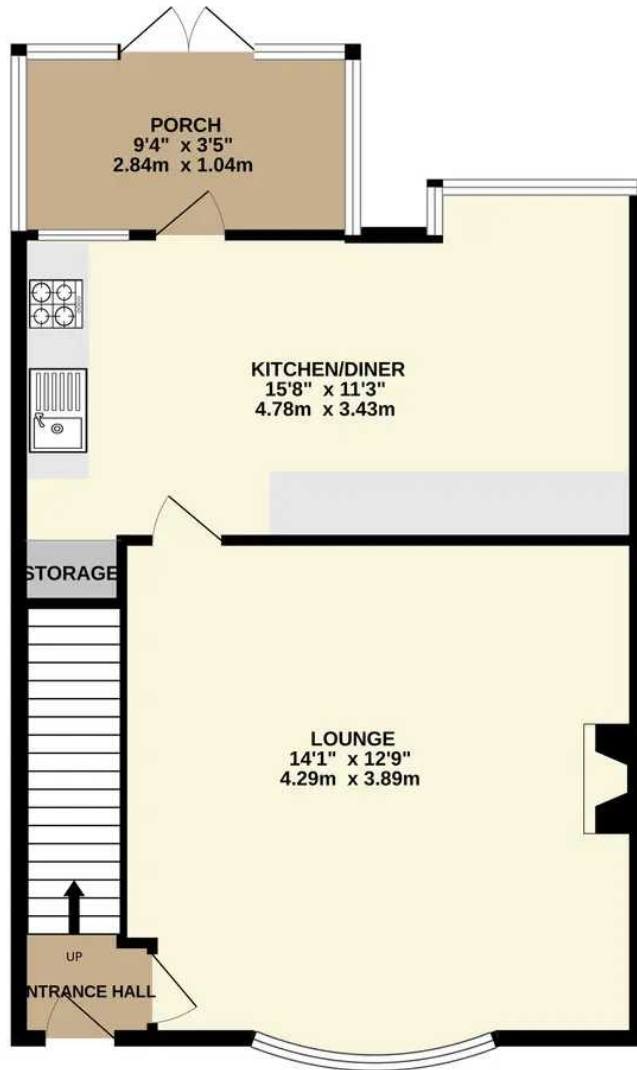
DRIVEWAY

1 Parking Space

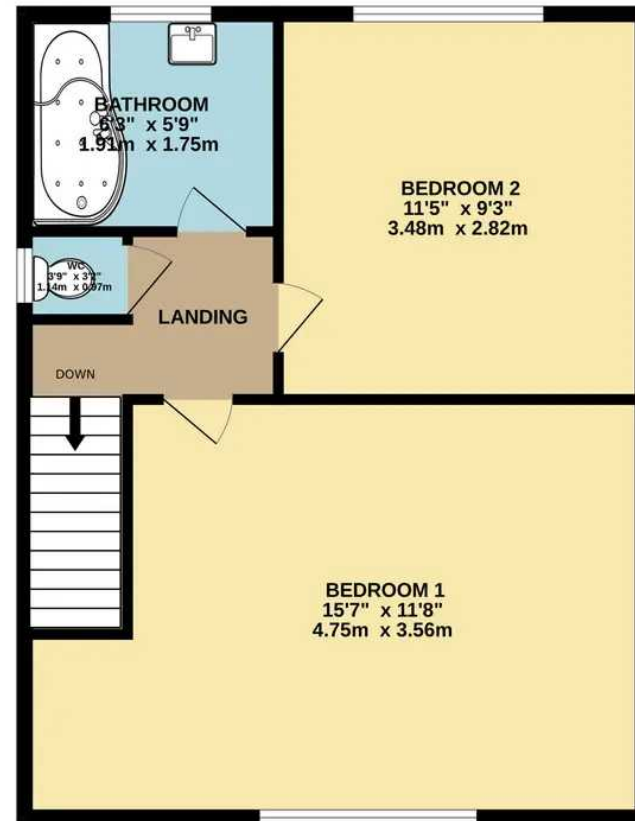
A flagged driveway to front providing parking for one car with path leading round the side of the property to back garden.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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