



**40 Charles Holden Street, Bolton, Lancashire, BL1 4SQ**

**2 Bed House**

🏠 Receptions 1 | 🛏 Bedrooms 2 | 🚿 Bathrooms 1 | EPC Rating E

**Offers In The Region Of £100,000**



**\*\* FANTASTIC FAMILY HOME/INVESTMENT OPPORTUNITY\*\***

A 2 Bedroom end terrace with NO UPWARD CHAIN! A fantastic opportunity to purchase this end terrace house, in a popular location. The property has recently been refreshed and is a great family home and offers great potential as an investment property.

The area is well served with local shops and amenities, with Bolton Town Centre a short distance away and with public transport links and the motorway network are within easy reach. Bolton University and College is a short walk, making this an ideal investment.

The accommodation briefly comprises: Entrance Vestibule leading to Lounge through to Kitchen with space for dining table.





**LOUNGE 12'7" x 16'9" (3.84 x 5.13)**

Spacious Lounge with fireplace area, carpets. double glazing and radiator.

**KITCHEN 11'5" x 12'1" (3.48 x 3.69)**

Good size kitchen with space for dining table. Selection of base and wall units with work surfaces, sink and double glazed window.

**BEDROOM ONE 11'5" x 13'9" (3.49 x 4.21)**

Good size large double bedroom with space for storage. Double glazing and radiator and new carpet.

**BEDROOM TWO 11'0" x 8'6" (3.37 x 2.6)**

Single bedroom with space for cupboard. Double glazed and radiator with new carpet.

**BATHROOM 9'8"x 4'11" (2.97x 1.51)**

Modern three piece Bathroom suite inc w/c, sink and bath with over bath shower and storage cupboard.

**EXTERNAL**

Flagged yard to the rear of the property.

