



**Elgin Street, Halliwell, Bolton, BL1 3ET**

**Offers in the Region Of £165,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! 2 SPACIOUS RECEPTION ROOMS! A well presented 2 bedroom mid terrace home, located on Elgin Street in the Halliwell area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, entrance hallway, spacious lounge with a feature living flame gas fire and surround, 2nd Reception Room with a feature living flame gas fire and surround, a fully fitted kitchen with a standalone gas hob, grill and oven, plus a low maintenance yard to the rear. To the upper floor you will find 2 double sized bedrooms, (both with fitted wardrobes), a home study or cot room and a 4 piece Family bathroom with a basin, toilet, corner bath and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via an almost brand new Worcester combi boiler. The electrical consumer unit has been recently upgraded, new insulation added to the loft and cavity walls. An ideal purchase for a first time buyer or an investor looking for a decent buy to let opportunity. Not overlooked to the



## ACCOMMODATION

### **Entrance vestibule** 3' 5" x 3' 3" (1.04m x 1.00m)

The entrance vestibule to the front of the property.

### **Entrance Hallway** 12' 0" x 3' 6" (3.65m x 1.07m)

The entrance hallway to the front of the property. Decorated in neutral colours with a beige coloured carpet. Warmed by a gas central heated radiator.

### **Lounge** 12' 2" x 12' 0" (3.70m x 3.66m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Decorated in neutral colours with a brand new grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 14' 4" x 12' 10" (4.37m x 3.92m)

A spacious 2nd Reception Room with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a brand new grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 12' 8" x 8' 0" (3.85m x 2.45m)

A fully fitted kitchen to the rear of the property. Comes with a standalone gas hob, grill and oven. Plumbed in for a washing machine with space for a tall fridge freezer. Fitted with 2 double glazed windows to the side aspect and a double glazed entrance door to the rear aspect.

### **Rear Yard** 11' 11" x 16' 1" (3.62m x 4.91m)

A low maintenance yard to the rear. The yard is 'L' shaped so the measurements shown are the widest points of the shape.

### **Family Bathroom** 7' 10" x 9' 7" (2.38m x 2.91m)

A modern 4 piece Family bathroom in white, with a basin, toilet, corner bath tub and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Master bedroom** 14' 4" x 13' 9" (4.36m x 4.18m)

A spacious double sized Master bedroom to the front of the property. Decorated in neutral colours with a brand new carpet in grey. Comes with fully fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 14' 3" x 10' 2" (4.34m x 3.09m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by gas central heated radiator.

### **Home Study/Cot Room** 7' 7" x 4' 1" (2.31m x 1.24m)

Ideal for use as a home study or a cot room. Decorated in neutral colours with a beige coloured carpet. Fitted with a double glazed window to the side aspect.





