



Mitre Street, Astley Bridge, Bolton, BL1 6QJ

Offers Over £165,000

STUNNING PRESENTATION THROUGHOUT! An extremely well presented 2 bedroom end terraced home located on Mitre Street in the Astley Bridge area of Bolton in Greater Manchester. Briefly comprises of the following, a spacious lounge with a feature wood burner fire set within an angle nook fireplace, a modern fully fitted kitchen in grey including an integrated gas hob, oven, chrome extractor hood and a centre island, a utility room plumbed in for a washing machine and a dishwasher, with a small low maintenance yard to the rear. To the upper floor you will find 2 double sized bedrooms and a fantastic 4 piece Family bathroom including a vanity basin, toilet, bath tub and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. Close by to local shops and supermarket, and only a 5 minute journey to the M60 motorway junction. The EPC is band D. Leasehold property with 724 years on the lease. No ground rent payable.



ACCOMMODATION

Lounge 15' 5" x 12' 6" (4.7m x 3.8m)

A spacious lounge with a feature wood burner fire set within an angle nook fireplace. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 12' 0" x 12' 6" (3.67m x 3.82m)

A fantastic modern fully fitted kitchen in grey with contrasting worktops. Comes with an integrated gas hob, oven, chrome extractor hood and a centre island with seating. Comes with tiled walls and an oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Utility room 7' 7" x 6' 1" (2.3m x 1.86m)

A utility room to the rear of the plumbing. Plumbed in for a washing machine and a dishwasher. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.



Rear Yard

A low maintenance rear yard to the rear.

Master bedroom 10' 2" x 12' 8" (3.11m x 3.87m)

A double sized master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Bedroom 2 9' 11" x 12' 8" (3.01m x 3.87m)

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

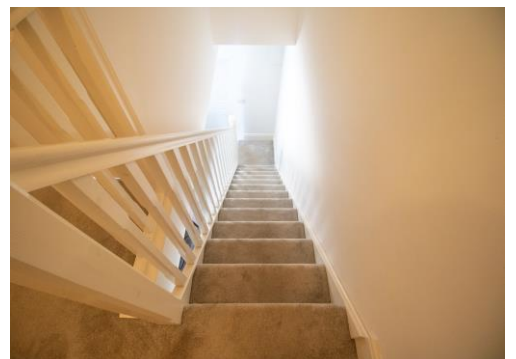
Family Bathroom 6' 3" x 7' 8" (1.9m x 2.34m)

A fantastic modern 4 piece family bathroom, including a vanity basin, toilet, bath tub and a shower cabinet. Fully tiled walls and flooring in grey. Warmed by a central heated towel holder.



Upper floor landing 8' 3" x 6' 11" (2.51m x 2.12m)

The upper floor landing area. Decorated in neutral colours with a light grey carpet.



Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

