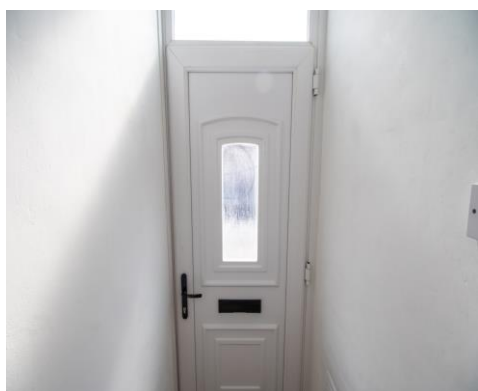




**Poplar Avenue, Astley Bridge, Bolton, BL1 8RB**

**£120,000**

**FOR SALE WITH NO ONWARD CHAIN! IDEAL FOR FIRST TIME BUYERS!** A well presented 2 bedroom mid terraced property, located on Poplar Avenue in the Astley Bridge area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature living flame gas fire and surround, a modern fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood, a small rear storage area and a fully enclosed rear yard. To the upper floor you will find 2 double sized bedrooms, a 'jack and jill' shower room and a separate toilet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered and will be live on the advert soon. Leasehold property with 871 years left on the lease, ground rent is 2.00 per annum.





## ACCOMMODATION

### **Entrance Vestibule** 3' 7" x 2' 11" (1.1m x 0.88m)

The entrance vestibule to the front of the property. Fitted with a double glazed entrance door to the front aspect.

### **Lounge** 14' 10" x 14' 1" (4.52m x 4.30m)

A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Kitchen** 8' 11" x 14' 1" (2.72m x 4.3m)

A fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine. Space for a dining table and chairs. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Yard**

A fully enclosed yard to the rear.

### **Master bedroom** 13' 9" x 14' 1" (4.2m x 4.28m)

A spacious double sized bedroom to the front of the property. 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** 8' 10" x 11' 3" (2.70m x 3.44m)

A second double sized bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

### **Shower Room (Jack and Jill)** 5' 0" x 7' 3" (1.53m x 2.21m)

A jack and jill shower room situated between the Master bedroom and Bedroom 2.

### **Toilet (Standalone)** 5' 7" x 2' 7" (1.71m x 0.8m)

A separate toilet to the upper floor landing area.





