



The School House, School Street, Bolton, BL7 9DS Offers in the Region Of £195,000

FOR SALE WITH NO ONWARD CHAIN! A stunning extremely well presented, 2 bedroom upper floor apartment set within a converted school house off School Street in the Bromley Cross area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance lobby, a very spacious open plan lounge, open plan dining area with space for a large dining table and chairs, and an open plan modern fully fitted kitchen with an integrated electric hob, grill, oven, chrome extractor hood and a dishwasher, and a useful downstairs Water closet with a toilet and sink. To the upper floor you will find 2 double sized bedrooms, (storage room/dressing room to the master bedroom) and a modern Family bathroom with a 3 piece suite in white, including a basin, toiler and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by electric wall heaters. The EPC is band C. Leasehold property with 974 years left on the lease, Ground rent is 74 pounds per annum. Service charge is 358.65 per month.



ACCOMMODATION

Entrance Lobby 8' 0" x 7' 7" (2.44m x 2.3m)

The entrance lobby within the apartment. Decorated in white, with a beige coloured carpet. Warmed by an electric wall heater.

Lounge 20' 4" x 24' 0" (6.21m x 7.32m)

A very spacious open plan lounge with plenty of space for modern furniture to fit easily. Space for a large dining table and chairs. Decorated in white, with a high quality medium oak wooden floor. Fitted with multiple double glazed windows to the front aspect. Warmed by electric wall heaters.

Kitchen 10' 0" x 9' 11" (3.06m x 3.03m)

A modern fully fitted open plan kitchen with an integrated electric hob, grill, oven, dishwasher and chrome extractor hood. Plumbed in for a washing machine. Decorated in neutral colours with part tiled walls and a fully tiled floor.

Downstairs W.C 6' 11" x 3' 5" (2.12m x 1.03m)

A useful downstairs water closet. Comes with a basin and a toilet in white. Decorated in white with a grey tiled floor.

Upper floor Landing 7' 11" x 11' 1" (2.41m x 3.38m)

The upper floor landing area. Decorated in white with a beige coloured carpet.

Master bedroom 23' 0" x 13' 5" (7.0m x 4.08m)

A very spacious double sized Master bedroom. Comes with integrated fitted wardrobes plus a useful storage/dressing room. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

Bedroom 2 15' 1" x 10' 9" (4.6m x 3.27m)

A second double sized bedroom. Decorated in light grey with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

Family Bathroom 6' 9" x 5' 8" (2.06m x 1.73m)

A modern fully fitted three piece Family bathroom. Comes with a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with fully tiled walls and floor. Warmed by an electric wall heater.



Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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.

