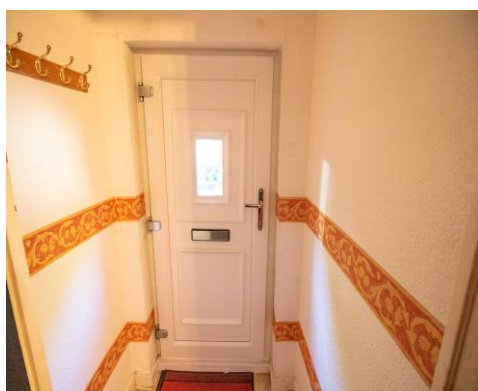




Blackburn Road, Egerton, Bolton, BL7 9SB

Guide Price £144,000

FOR SALE BY THE MODERN METHOD OF AUCTION!, (SEE NOTES BELOW). REQUIRING A FULL REFURBISHMENT AND MODERNISATION THROUGHOUT, NO ONWARD CHAIN, VACANT POSSESSION! FREEHOLD! A spacious 2 bedroom mid terraced cottage located on Blackburn Rd in the Egerton area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature electric fire and surround, with plenty of room for modern furniture to fit easily, a second reception room with a feature electric fire and surround, an open plan modern kitchen with an integrated electric hob, oven and a chrome extractor hood and a fully enclosed yard to the rear. To the upper floor you will find 2 bedrooms, a spacious double sized Master bedroom and one single bedroom (comes with fully fitted wardrobes to the single bedroom) and a modern Family bathroom including a basin, toilet and a walk in shower with a glass shower screen. Double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. To place a formal bid on the property please contact James Carden on 01913005850 at I am Sold (auctioneers).



ACCOMMODATION

Entrance Vestibule 3' 6" x 4' 5" (1.06m x 1.35m)

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

Lounge 14' 10" x 15' 1" (4.52m x 4.6m)

A spacious lounge with a feature electric 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.

Reception Room 2 15' 11" x 15' 1" (4.84m x 4.6m)

A smaller 2nd Reception Room to the rear of the property. Comes with a feature electric fire and surround. Warmed by a gas central heated radiator. (Please note the room size includes the open plan kitchen area.

Kitchen

A modern open plan kitchen with an integrated electric hob, oven and a chrome extractor hood. Fitted with a double glazed window and entrance door to the rear aspect.

Rear Yard

A fully enclosed yard to the rear of the property.

Upper floor Landing 3' 10" x 15' 1" (1.17m x 4.59m)

The upper floor landing area.

Master bedroom 15' 5" x 15' 1" (4.7m x 4.6m)

A double sized Master bedroom to the front of the property. Plenty of 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 10' 6" x 7' 7" (3.2m x 2.3m)

A single sized bedroom to the rear of the property. Comes with fitted wardrobes to the left hand side wall. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 9' 10" x 5' 5" (3.0m x 1.66m)

A modern Family bathroom to the rear of the property. Comes with a basin, toilet and a walk in shower with a glass shower screen. Fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.



Energy rating and score

This property's energy rating is C. 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		87 B
69-80	C	70 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.

For properties in England and Wales:

- the average energy rating is D

