



51 Manchester Road

Bolton, BL5 3QD

£159,995



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Ground Floor

The property benefits from period original features and high ceilings throughout. Requires Modernisation.

Entering through the uPVC double glazed door with obscured glass panels above into the porch area.

Porch Area

Dado rail, carpet to floor, cupboard housing meters leading through an internal door to the lovely entrance hallway.

Entrance Hallway

Spacious entrance hallway comprising of; coving, dado rail, original archway, radiator, carpet to floor, telephone point, plug socket.

Reception One

14'1 x 12'3 (4.29m x 3.73m)
uPVC double glazed window to front elevation, centre ceiling rose, radiator, cupboard housing meters, carpet to floor, dado rail, coving, Tv aerial, plug sockets, shelving to walls.

Reception Two

14'8 x 12'7 (4.47m x 3.84m)
uPVC double glazed window to rear elevation, gas fire with surround and marble hearth, centre ceiling light, carpet to floor, dado rail, coving, radiator.

Kitchen

18'1 x 7'5 (5.51m x 2.26m)
Spacious fitted kitchen with white wall and base units and complimentary dark grey speckled work surfaces, stainless steel sink and drainer with mixer tap, part tiling to walls, tiled splashback, space for

cooker, space for washing machine, space for fridge/freezer, Vaillant combi boiler, double radiator, laminate flooring, uPVC double glazed door and uPVC double glazed window to rear elevations, understairs storage space, plug sockets, space to site table and chairs.

Stairs/Landing

14'5 x 5'5 (4.39m x 1.65m)
Archway leading to stairs with white hand rail and balustrade unit, dado rail, leading to spacious L Shape landing, loft access, plug socket.

Master Bedroom

15'9 x 14'6 (4.80m x 4.42m)
Larger than average master bedroom with fitted wardrobes, a light filled room with two uPVC double glazed windows to front elevation, radiator, centre ceiling light, carpet to floor, dado rail, coving, plug sockets.

Bedroom Two

14'7 x 10'2 (4.45m x 3.10m)
A further large double bedroom with uPVC double glazed window to rear elevation, carpet to floor, radiator, coving, plug sockets, centre ceiling light.

Bedroom Three

10'6 x 6'8 (3.20m x 2.03m)
uPVC double glazed window to rear elevation, centre ceiling light, carpet to floor, plug socket, radiator, loft access.

Family Bathroom

7'5 x 6'8 (2.26m x 2.03m)
White family bathroom suite comprising of; bath with shower over, glass screen, pedestal sink, low

level Wc flush, uPVC double glazed obscured window to rear elevation, grey vinyl flooring, centre ceiling light, radiator, fully tiled walls.

External Rear

Paving to rear with boundary wall and a large garden area which could be utilised for further off road parking.

External Front

Footpath leading to front door, paved garden area with boundary wall.

Leasehold

We are informed by the Seller that the tenure of this property is leasehold.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

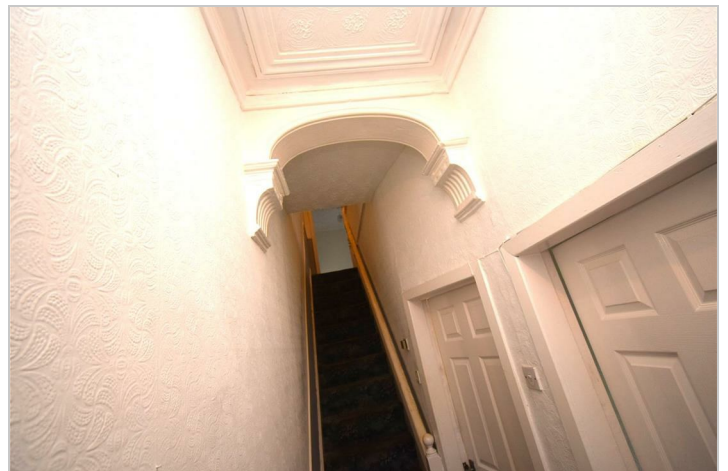
Council Tax Band

We understand the property is in council tax band A this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



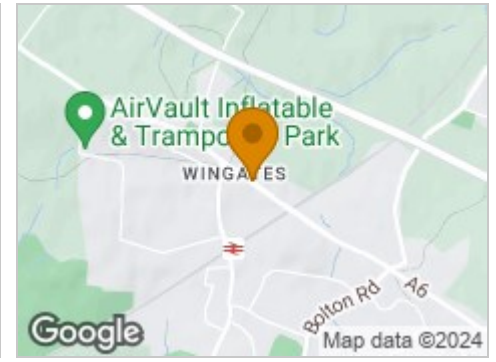
Road Map



Hybrid Map



Terrain Map



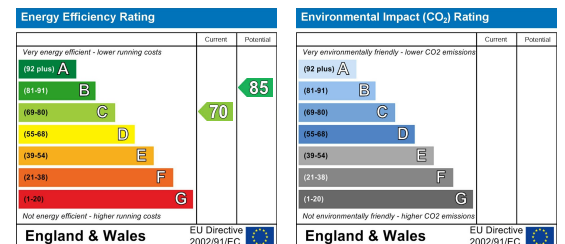
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.