

curtis law

ESTATE AGENTS



Bedford Street, Bolton

*** STUNNING TWO BEDROOM END-COTTAGE IN EGERTON ***

Nestled in the sought-after area of Egerton, this delightful two-bedroom end cottage home exudes charm and character. Featuring tasteful neutral decor throughout, the property offers an open plan living room/dining area, spacious kitchen/diner, two generously sized bedrooms and a three piece family bathroom. Whether you're downsizing or looking for your first home, this property offers an excellent opportunity!

Conveniently situated, the home is in close proximity to a range of local amenities including shops, convenience stores, salons, doctors and the scenic Egerton Park. With easy access to excellent transport links and just a ten-minute drive to Junction 4 of the M65, reaching neighboring towns and cities is effortless.

Don't miss out on the chance to view this exceptional property! Contact our dedicated sales team to arrange your appointment!

PLEASE NOTE: ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND ARE TO BE SCHEDULED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS, OR SERVICES, AND THUS CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR SUITABLE FOR THEIR INTENDED PURPOSE.

- End Terraced Cottage
- Two Bedrooms
- Open Plan Living Room & Dining Area
- No Chain Delay
- Perfect First Time Buy
- Close To Egerton Community Primary School
- Close To Local Amenities
- On Street Parking
- Freehold

Offers in the region of £199,950

Bedford Street, Bolton

Ground Floor

Entrance Vestibule

3'1" x 3'1" (0.95m x 0.94m)

Composite door to vestibule, hardwood door to living room, tiled flooring.

Living Room

15'1" x 13'5" (4.6m x 4.1m)

UPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, feature gas fireplace with marble hearth and stone wall with wood surfaces, television point, fitted full length cabinets, open access to dining area, stairs to first floor landing, wood flooring.

Dining Area

15'1" x 11'1" (4.6m x 3.4m)

UPVC double glazed windows, ceiling light fitting, four wall light fittings, central heating radiator, coving to ceiling, fireplace point with tiling and inset shelving, stone wall with wood surfaces, door to kitchen, open access to living room, wood flooring.

Kitchen/Diner

14'9" x 8'10" (4.5m x 2.7m)

Two hardwood double glazed windows, a range of cream wall and base units with wood effect worktops, tiled splashbacks, integrated electric oven with four ring gas hob and extractor hood, inset one and a half sink and drainer with high spout mixer tap, integrated fridge freezer in unit, plumbing for washing machine, ceiling spotlights, central heating radiator, 'Worcester' combi boiler, hardwood door to rear yard, porcelain tile flooring.

First Floor

Landing

9'4" x 2'7" (2.85m x 0.81m)

Ceiling light fitting, coving to ceiling, smoke alarm, loft access via hatch, doors to two bedrooms and a three piece bathroom suite. carpeted flooring.

Master Bedroom

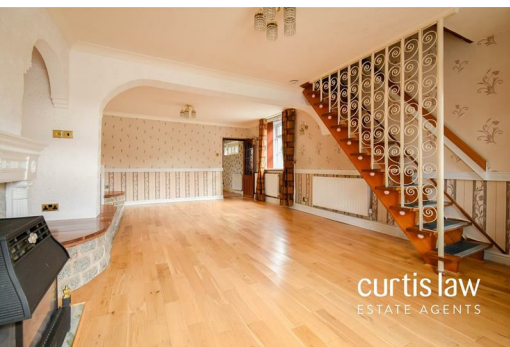
13'5" x 12'9" (4.1m x 3.9m)

Two uPVC double glazed windows, two ceiling light fittings, central heating radiator, coving to ceiling, built in bedroom furniture with under unit lighting, carpeted flooring.

Bedroom Two

11'1" x 9'6" (3.4m x 2.9m)

Hardwood double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, built-in bedroom furniture with wardrobes and vanity, carpeted flooring.



Bathroom

8'2" x 4'11" (2.5m x 1.5m)

Hardwood double glazed frosted window, a three piece bathroom suite comprising of: a close coupled, front flush WC, full pedestal wash basin, panel bath with electric feed shower, full tiled elevations, ceiling light fitting, vertical central heating towel rail, laminate flooring.

External

Front

On street parking.

Rear

Enclosed, low maintenance yard with gated access to the side.

Shed

7'10" x 5'6" (2.40m x 1.70m)

Access from yard, lighting and water tap.

Agents Notes

Tenure: Freehold

Council Tax Band: C - Bolton

Property Type: end terrace stone cottage

Property Construction: stone

Water Supply: mains

Electricity Supply: British gas

Gas Supply: mains - British Gas

Sewerage: mains - United utilities

Heating: gas central heating

Broadband: fibre virgin media

Mobile Signal: good

Parking: front on street parking

Building Safety: unknown

Rights & Restrictions: unknown

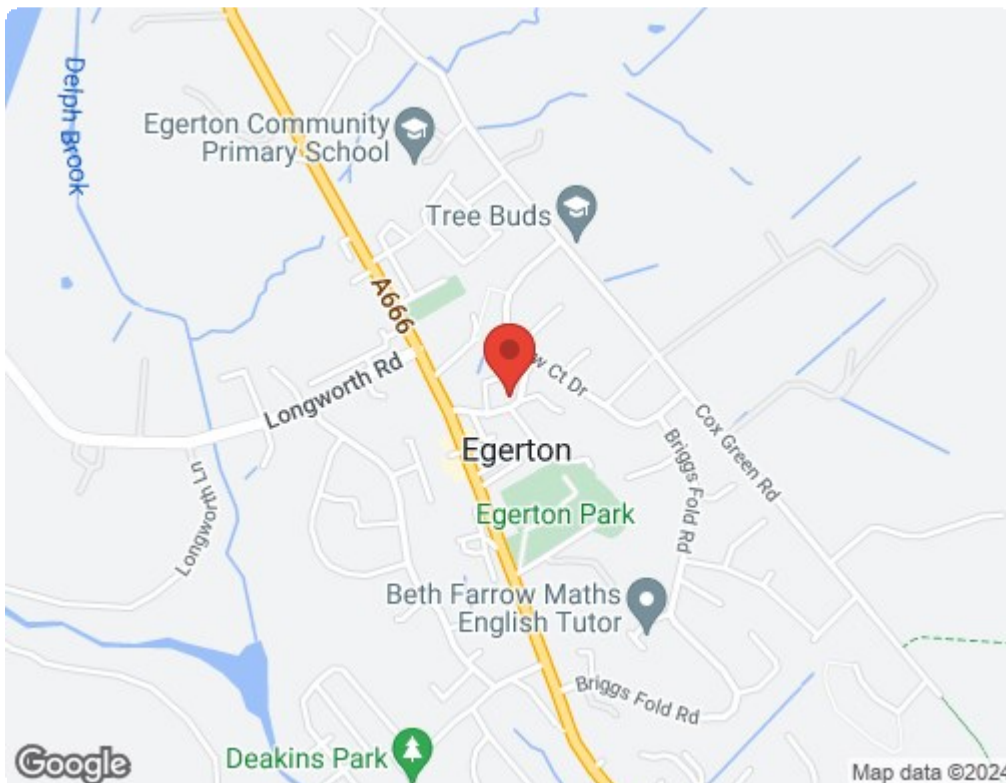
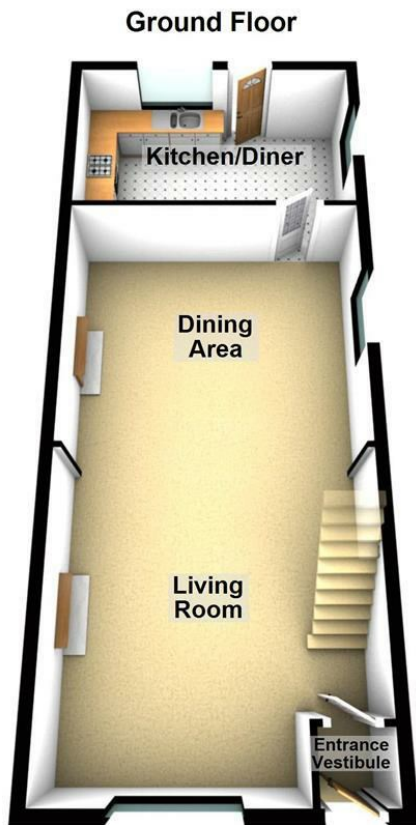
Flood & Erosion Risks: none that vendors are aware of

Planning Permissions & Development Proposals: unknown

Property Accessibility & Adaptions: none that vendors are aware of apart from kitchen extension in the 1980's

Coalfield & Mining Area: no





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC