



Oliver James
ESTATE AGENT
for sale
0161 696 5050 oliverjames.co.uk

 **Oliver James**
ESTATE AGENT



Bolton Road, Ashton-In-Makerfield
Offers Over £150,000



255 Bolton Road

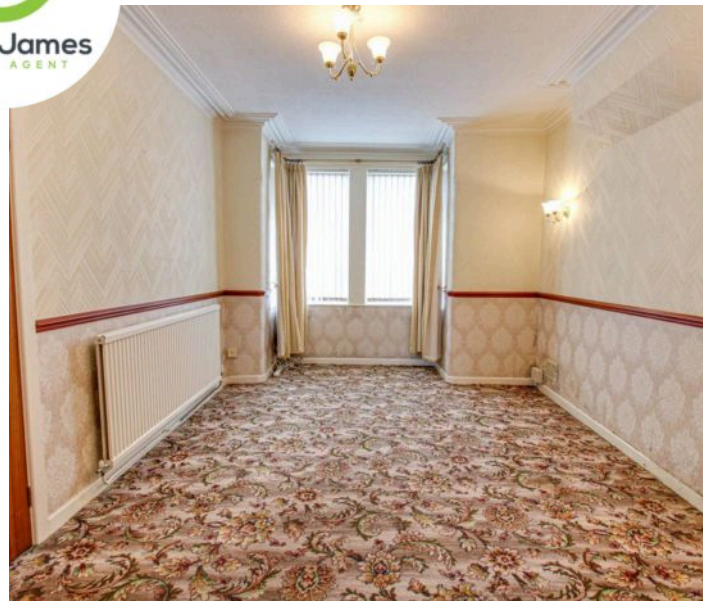
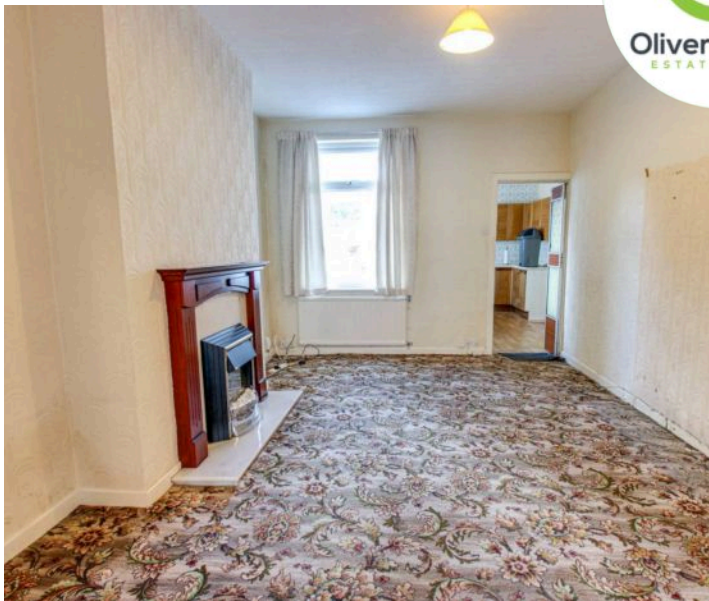
Ashton-In-Makerfield, Wigan

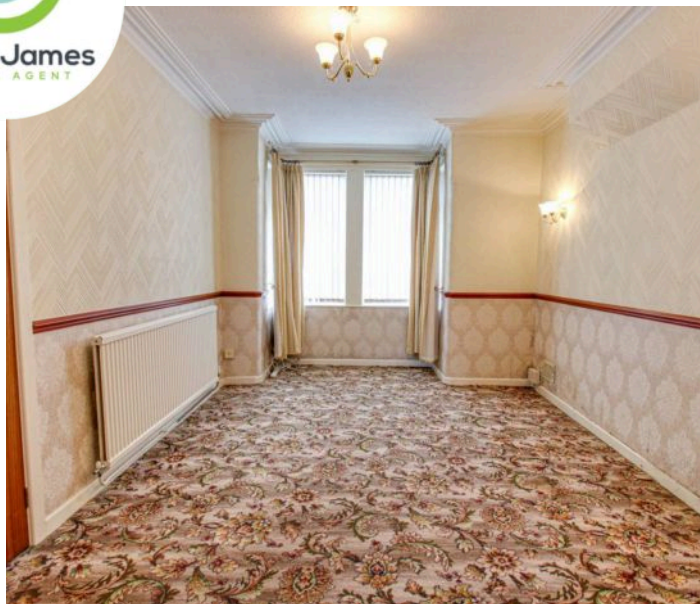
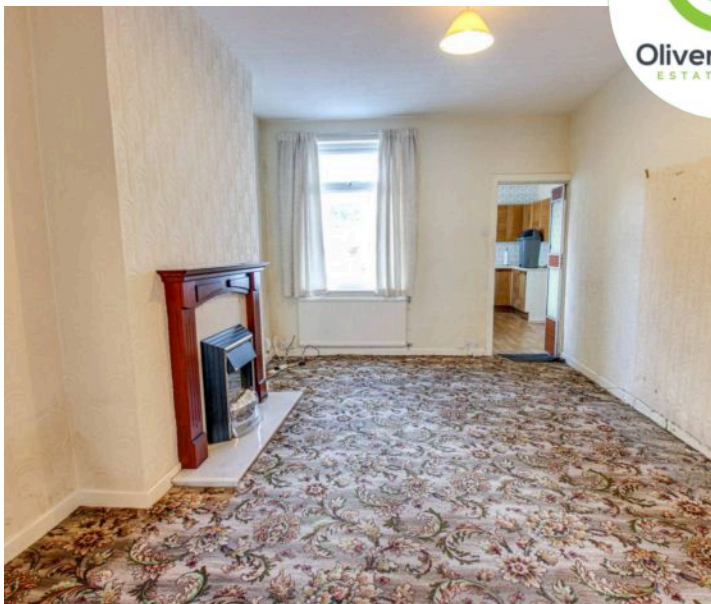
Charming semi-detached Victorian home with 3 bedrooms, 2 reception rooms, lean-to space for conversion, DIY potential, patio for BBQs, rear alley access for parking, lean-to storage, WC room, and side access. Ready for renovation and family bliss!

Council Tax band: A

Tenure: Leasehold

- Victorian Three Bedroom Semi
- In need of some modernisation
- Lean to storage area
- Spacious Patio Area
- Parking via rear alley into yard
- Perfect Family Home





Hallway

Vestibule entrance, laminate flooring, coving and radiator.

Lounge

15' 1" x 10' 6" (4.60m x 3.20m)

Front facing square bay, dado rails, coving and radiator.

Dining Room

14' 5" x 11' 2" (4.40m x 3.40m)

Rear facing upvc window, electric fire and radiator.

Kitchen

12' 2" x 7' 10" (3.70m x 2.40m)

Side facing upvc window, fitted range of base and wall units, plumbed for washer, under-stairs storage and radiator.

Lean to

4' 7" x 5' 7" (1.40m x 1.70m)

Rear facing upvc windows and door.

Landing

Loft Access and s storage cupboard.

Bedroom One

14' 5" x 8' 10" (4.40m x 2.70m)

Rear facing upvc window and radiator.

Bedroom Two

12' 2" x 7' 10" (3.70m x 2.40m)

Front facing upvc window, grey laminate flooring and radiator.

Bedroom Three

9' 2" x 6' 7" (2.80m x 2.00m)

Front facing upvc window and radiator.

Bathroom

11' 10" x 7' 10" (3.60m x 2.40m)

Rear facing upvc window, three piece suite, cast iron roll top bath, WV, wash basin Cupboard housing Baxi boiler (under 10 yrs old) and radiator.

GARDEN

Large patio garden, rear gates for car entry, storage room, WC room and side access.

DRIVEWAY

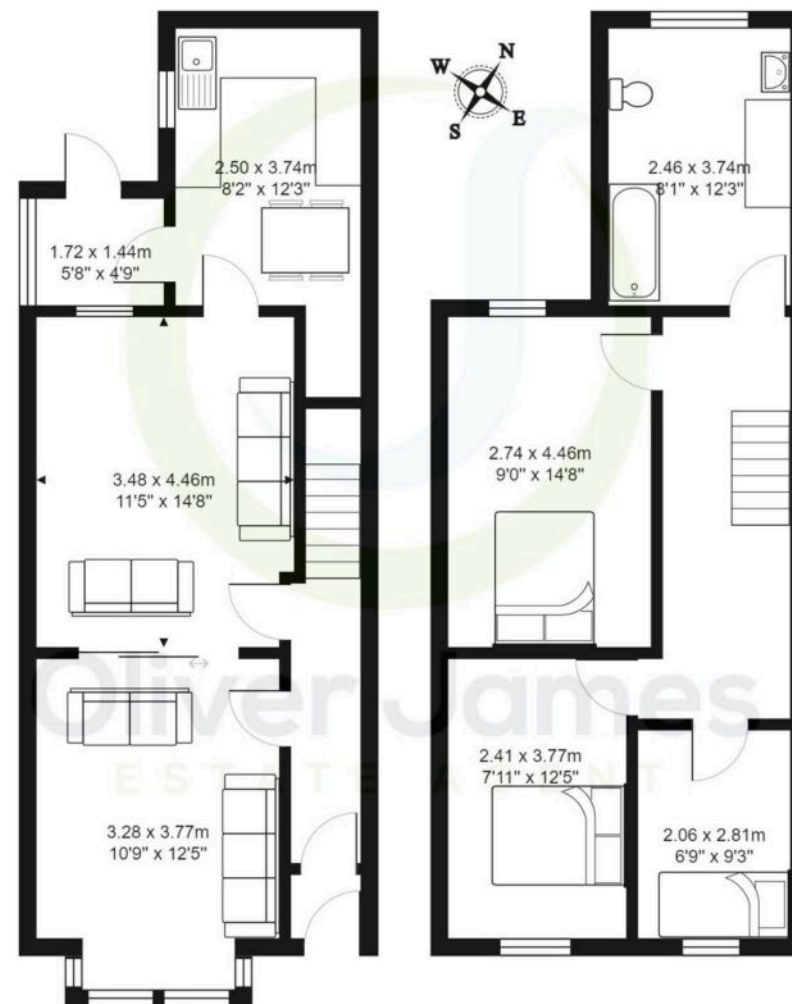
1 Parking Space





Total Area: 99.3 m² ... 1069 ft²

All measurements are approximate and for display purposes only



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