



pearson  
ferrier®



34 VALE STREET  
Bolton, BL7 0DY  
£250,000

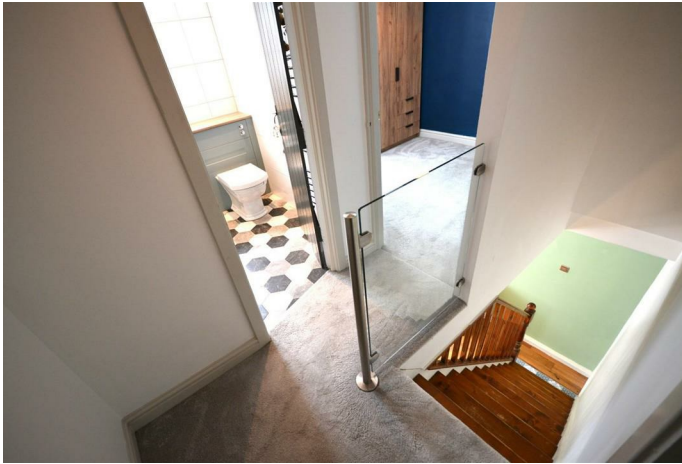
# 34 VALE STREET

## Property at a glance

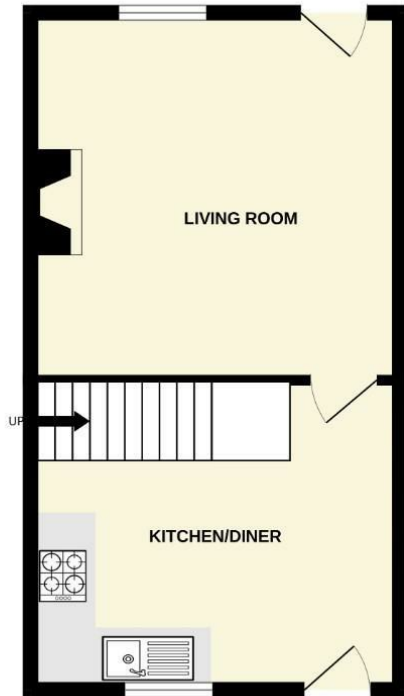
- stone built end cottage
- two bedrooms
- highly regarded location
- no onward chain
- superbly presented
- patio garden

Vale Street, Edgworth is a superbly presented, two bedroom, stone built end cottage located in a secluded position in this highly regarded village location. The house is offered for sale with no onward chain, is within walking distance to the village centre and extensive countryside walks around the neighbouring reservoirs of Wayoh and Jumbles. The house is PVC double glazed and is warmed by gas fired central heating, the accommodation briefly comprises; living room with oak flooring, fitted dining kitchen, first floor, two bedrooms and shower room. Outside there is a large garden forecourt and a communal rear yard, to the side of the property there is a large shared garden area for residents to use. Leasehold Property unexpired term of 900 years/Council Tax Band C  
Please note access to the property is from Birches Road.

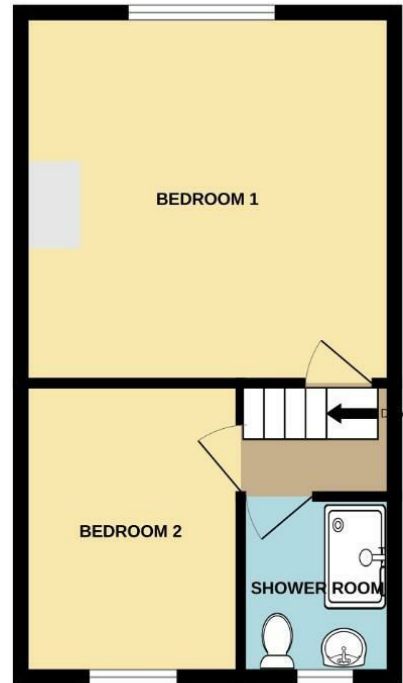




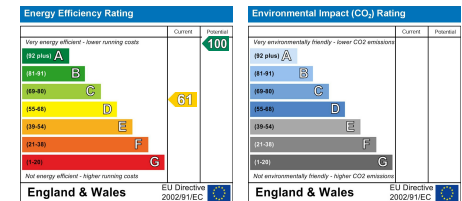
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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