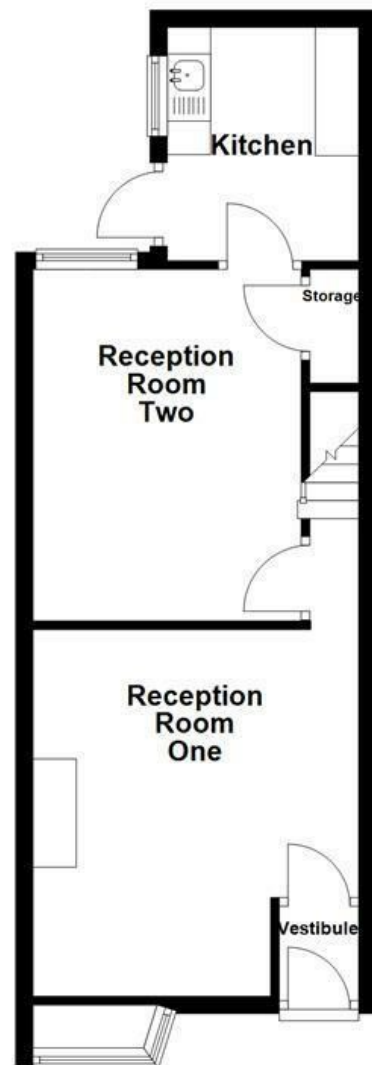


Ground Floor



First Floor



Empress Street, Bolton, BL1 6AN

Offers Over £175,000

THE PERFECT FIRST TIME BUYERS HOME

Keenans are proud to present this newly refreshed three-bedroom house located on Empress Street. This property has been thoughtfully updated throughout to provide a refreshing living space, making it an ideal choice for first-time buyers seeking a comfortable home.

Comprising briefly, to the ground floor; entrance via the vestibule into the reception room which has a door to the second reception room as well as stairs to the first floor. The second reception room has a door to the newly fitted kitchen which leads to the rear of the property. To the first floor, is a landing to three bedrooms and newly fitted bathroom.

Situated in a great location, this home benefits from easy access to local amenities, schools, and transport links, making it convenient for daily life. Whether you are commuting to work or enjoying the local parks and shops, everything you need is within reach.

If you would like to arrange a viewing please contact our Bury office on 0161 751 0340 at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Empress Street, Bolton, BL1 6AN

Offers Over £175,000

 3  1  2  C

- Tenure Leasehold
- On Street Parking
- Two Reception Rooms
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Mid Terraced Property
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
- Three Bedrooms
- Ample Enclosed Rear Yard Space

Ground Floor

Entrance

UPVC double glazed front door to vestibule.

Vestibule

3'5 x 3' (1.04m x 0.91m)
Original floor tiles and door to reception room one.

Reception Room One

13'11 x 12'4 (4.24m x 3.76m)
UPVC double glazed bay window, central heating radiator, electric fire with wood mantel and surround, original coving, ceiling rose, stairs to first floor and door to reception room two.

Reception Room Two

13'4 x 10'8 (4.06m x 3.25m)
UPVC double glazed window, central heating radiator, under stairs storage and door to kitchen.

Kitchen

8'10 x 7'8 (2.69m x 2.34m)
Newly fitted kitchen.
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for free standing oven, access to boiler, plumbing for a washing machine, part tiled elevation and UPVC door to rear.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

13'11 x 10'9 (4.24m x 3.28m)
UPVC double glazed window and central heating radiator.

Bedroom Two

9'2 x 8'2 (2.79m x 2.49m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 7'3 (2.67m x 2.21m)
UPVC double glazed window and central heating radiator.

Bathroom

8'5 x 5'6 (2.57m x 1.68m)
Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, tiled elevation and vinyl flooring.

External

Rear

Enclosed paved yard with gate to shared access road.

Front

Courtyard with mature shrubs.



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