



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Two Bed Mid-Terraced Property
- Popular & Convenient Location
- One Reception Room
- 13' Kitchen/Diner
- Good-Sized Rear Courtyard
- Ideal First Time Buy or Buy-to-Let
- Available with No Onward Chain

GEORGINA STREET,
MORRIS GREEN

O/O £110,000



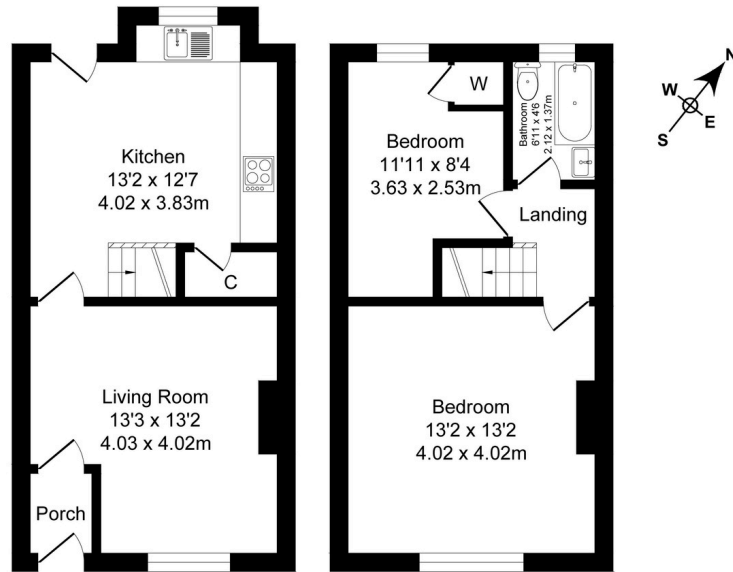
Georgina Street, Morris Green



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Total Approx. Floor Area 704 Sq.ft. (65.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

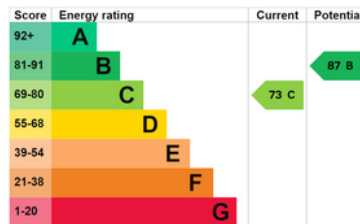


Ground Floor

Approx. Floor
Area 357 Sq.Ft
(33.2 Sq.M.)

First Floor

Approx. Floor
Area 347 Sq.Ft
(32.2 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Situated in a consistently popular location and offered at an attractive price point, we are confident that this two bed mid-terraced property will be swiftly secured and would highly recommend an early viewing to avoid disappointment. Having been tenanted for an extended period of time, a buy-to-let investor may wish to continue in the same vein and add this home to their portfolio, given all that the locality has to offer and obvious demand from the rental market, however the property will no doubt also appeal to those who are looking to take their first excited leap onto the housing ladder.

The accommodation affords somewhat of a blank canvas into which a new owner can infuse their own taste and style, benefiting from neutral décor and newly replaced carpets to the upper floor. The clean and tidy living spaces could now perhaps benefit from a touch of cosmetic updating, however this does provide an exciting opportunity for a new owner to create a home to their individual specification.

The convenience of the location is a most salient point, being situated within the well regarded district of Morris Green and, therefore, being within easy reach of the host of shops and amenities available locally, whilst there are superb motorway links on hand, with the M61 accessible within just a few minutes at junction four, which will be ideal for those with a commute to consider, providing swift access to a host of major commercial centres, such as Manchester and Preston.

One enters the accommodation via the entrance vestibule and proceeds through into the 13' lounge with its laminated wooden flooring, and which is pleasingly bathed in natural light via the large picture window to the front elevation. The off-lying 13' kitchen/diner is equally spacious, with the sociable environment providing plenty of room to accommodate a dining table; being fitted with a range of wall and base units with complementary laminated work surfaces and floor-level lighting, and equipped with an integrated electric oven, halogen hob and extractor hood.

Up on the first floor, one will discover the two good-sized bedrooms, including the particularly well-proportioned 13' primary bedroom, as well as the bathroom, which is fitted with a three piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with overhead electric shower.

Modern appointments include uPVC double glazing and gas central heating with combi boiler.

Externally, a generous enclosed courtyard to the rear provides the opportunity for extension of the accommodation, subject to the necessary consents and approvals. Our clients have utilised this space for off-road parking in the past and this could be easily reinstated, if so desired by a new owner. Alternatively, one may wish to create their own relaxing haven in which to unwind after a tough day in the office.

Available with the benefit of no onward chain.



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