



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Two Bed Mid-Terraced Property
- Popular & Convenient Location
- Cosy & Inviting 13' Living Room
- Enclosed Courtyard to Rear
- Ideal First Time Buy or Buy-to-Let
- Available with No Onward Chain

CANADA STREET,
HALLIWELL

O/O £120,000

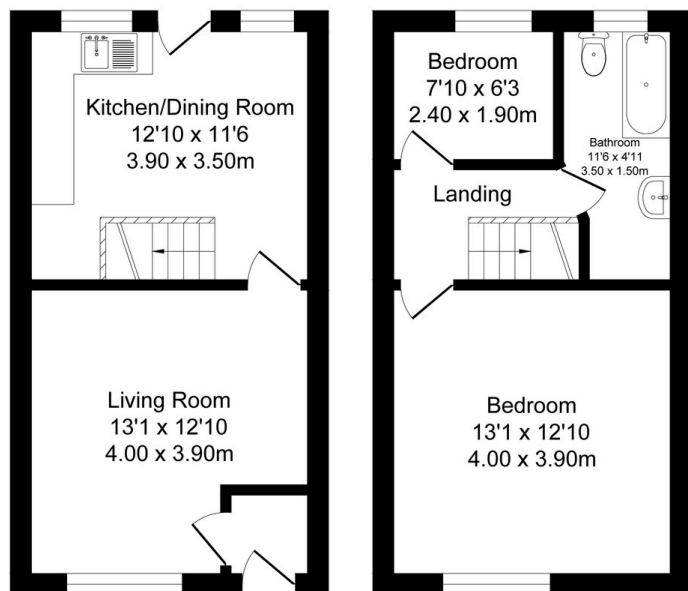




Canada Street, Halliwell

Total Approx. Floor Area 642 Sq.ft. (59.6 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.

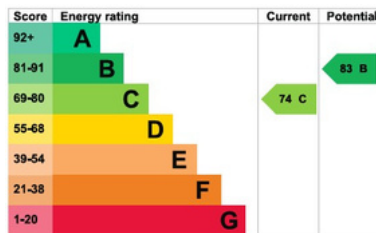


Ground Floor

Approx. Floor
Area 321 Sq.Ft
(29.8 Sq.M.)

First Floor

Approx. Floor
Area 321 Sq.Ft
(29.8 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, offered at an attractive price point and with the additional benefit of no onward chain, we are confident that this tidy two bed mid-terraced property will be swiftly secured and would highly recommend an early viewing appointment to avoid disappointment.

This lovely home is sure to enjoy strong appeal, particularly to those ready to take their first excited leap onto the housing ladder, however given all that the locality has to offer and obvious demand from the rental market, a buy-to-let investor may similarly wish to add the property to their existing portfolio, being within an area with excellent bus links into the town centre and a vast array of shops and amenities within a short stroll.

The accommodation itself is well presented throughout yet offers the opportunity for a new owner to update certain elements to their own preference, such as décor, fixtures and fittings, should this wish to do so. One enters via the entrance vestibule and proceeds into the cosy 13' lounge and is greeted by a wonderfully warm and inviting ambience which is perfectly conducive to an evening of relaxation, aided in no small part by the feature fireplace with its inset coal-effect, living flame gas fire.

One continues through into the bright 12' kitchen/diner, which is an equally welcoming space with direct access to the rear: fitted with a range of wooden wall and base units with contrasting grey laminated work surfaces and equipped with an integrated electric oven, halogen hob and extractor hood. Space is provided for one's other free-standing appliances.

Up on the first floor, one will discover the two bright bedrooms, including the particularly well-proportioned 13' primary bedroom, which boasts a range of built-in furniture, including wardrobes, bedside cabinets and dressing table. The bathroom completes the accommodation, being fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower.

Externally, the property is pavement-fronted, whilst an enclosed paved courtyard can be found to the rear, providing that all-important space in which to sit out and enjoy the great deal of sunshine afforded by the southerly aspect, or indeed a space on which to place one's colourful pots and planters to create their own relaxing haven in which to unwind after a tough day in the office. The potential also exists to create off-road parking, should it be desired.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR