



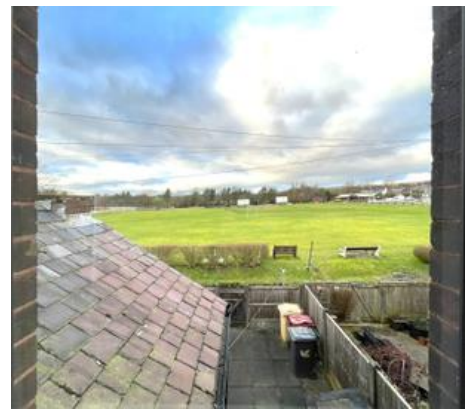
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Longworth Road, Egerton, Bolton

BELVOIR!

£160,000





Do not miss this incredible opportunity!

We are delighted to offer you this three-bedroom property located on Longworth Road, Egerton.

Backing onto the local cricket club, the property is in a prime location for every occasion and offers fantastic views across Winter Hill. Transport links are excellent, and the nearest train station is only 2 miles away. The local schools are highly regarded and local amenities are on your doorstep.

Extensive work has been undertaken to remove damp from the property. It is now watertight and ready for you to put your own stamp on it.

The property briefly comprises three bedrooms, one bathroom with bath shower, a large living room and large dining room, plus a separate kitchen tucked away at the back. Street parking is available outside the property.

With vacant possession and no upward chain, early viewing is recommended. Please contact our office to arrange a viewing.

Living Room

3.55m x 4.23m (11.6ft x 13.9ft)

Large open plan room with double glazed windows to the front of the property.

Dining Room

4.79m x 4.2m (15.7ft x 13.8ft)

Large open plan room with double glazed windows to the rear of the property.

Kitchen

1.84m x 2.42m (6ft x 7.9ft)

Selection of kitchen units and access to the rear yard.

Back Bedroom

2.96m x 3.33m (9.7ft x 10.9ft)

Large double bedroom with double glazed windows to the rear of the property.

Front Bedroom

2.33m x 3.43m (7.6ft x 11.3ft)

Large double bedroom with double glazed windows to the front of the property.

Third Bedroom

2.12m x 4.29m (7ft x 14.1ft)

Double bedroom with double glazed windows to the front of the property.

Bathroom

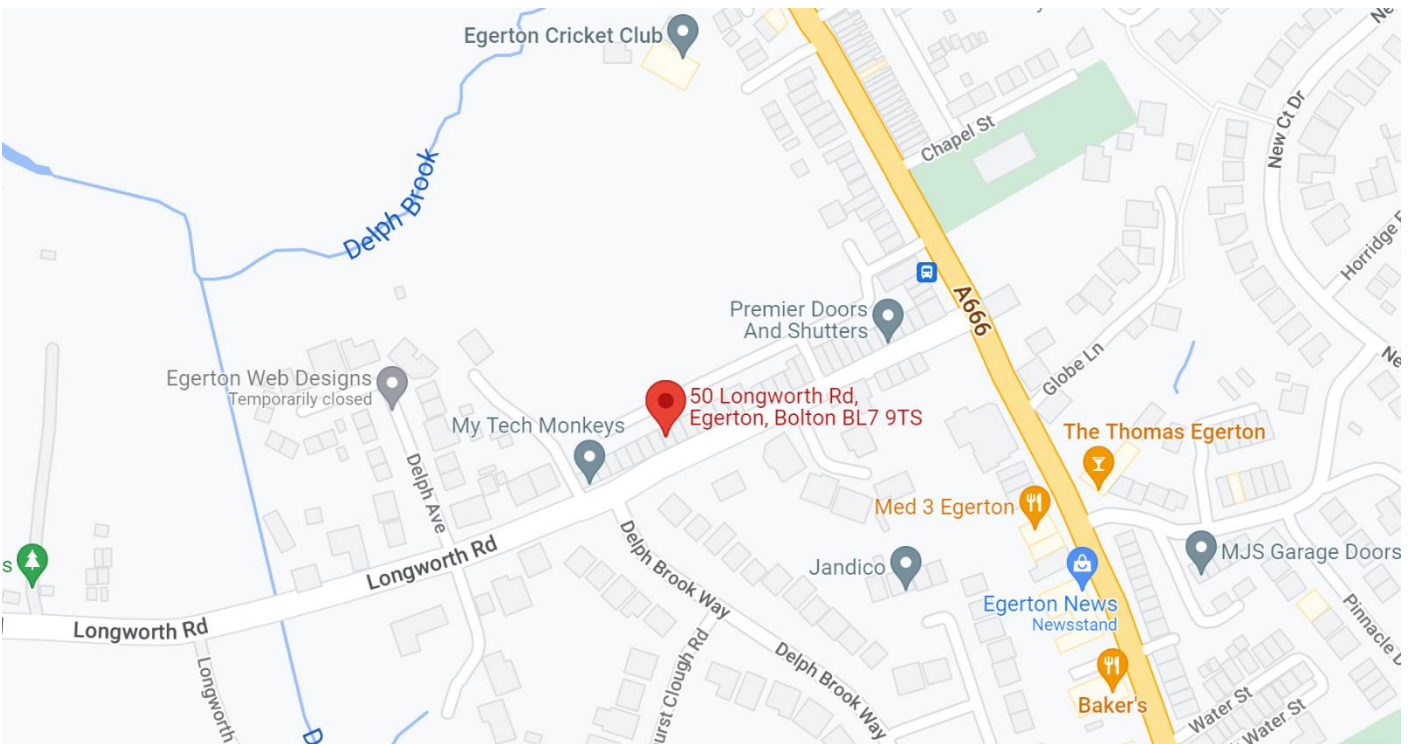
1.48m x 2.4m (4.9ft x 7.9ft)

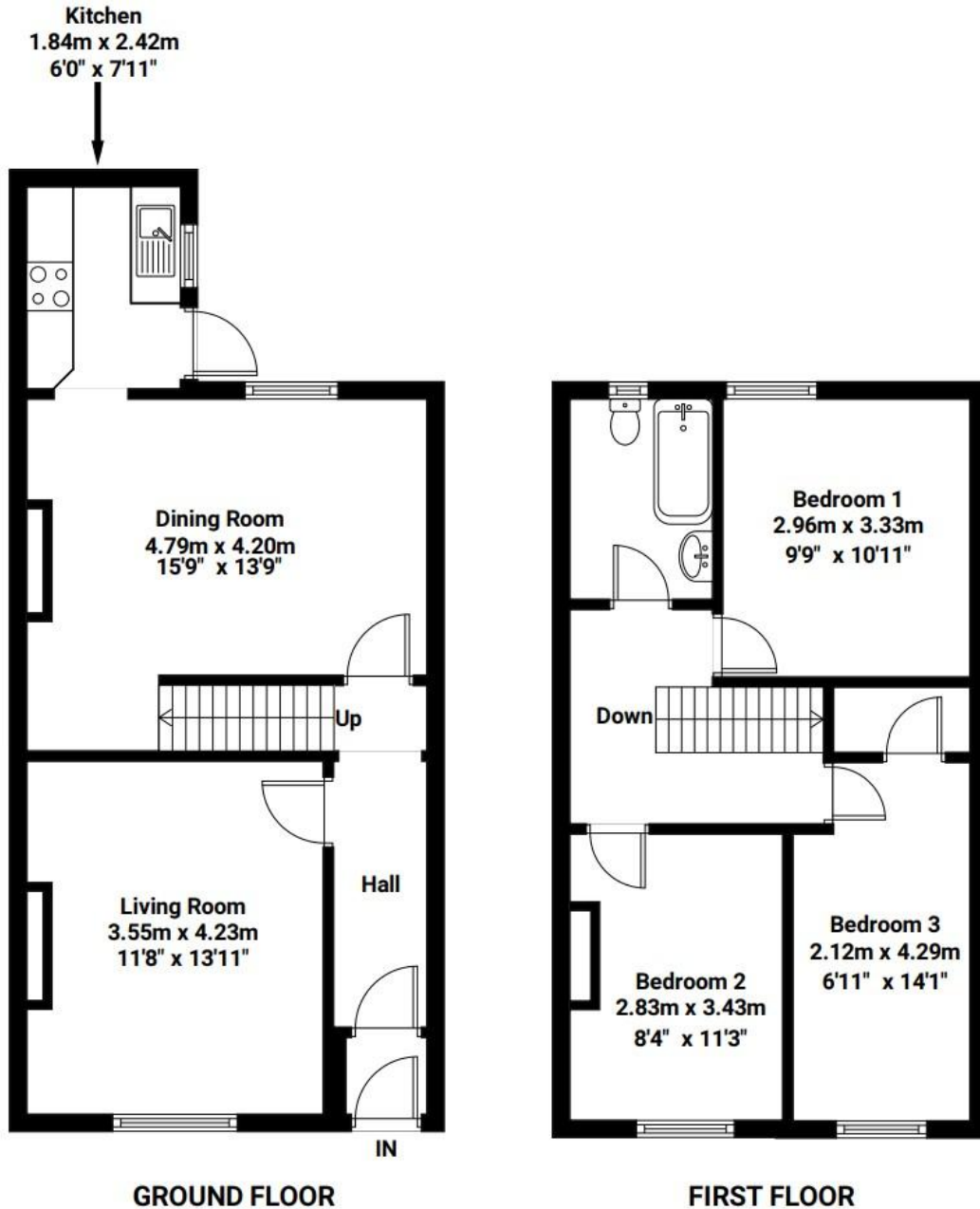
Three piece bathroom suite with shower over bath.











**Total Approximate Floor Area:
890.4 sq ft (82.72 sq mt)**

For illustration purposes only,
dimensions are approximate

Contact us today to arrange a viewing

BELVOIR!

01204 594132