



2 Peel Terrace, Bolton, BL5 3SS

Offers Around £115,000

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Two bed terraced property set in this quiet location being within walking distance to Westhoughton town centre and train station. The property is ideally situated for good schools, shops and all transport links. The accommodation briefly comprises:- lounge, dining kitchen, utility room, two bedrooms and a bathroom. Outside there is a small garden to the front with on road parking available. Enclosed rear yard with an outside toilet. Over looking Brookfield hall to the rear. OFFERED WITH NO UPWARD CHAIN.....IDEAL INVESTMENT OPPORTUNITY

ENTRANCE VESTIBULE

Access is via a timber door, door leading to lounge.

LOUNGE 14'11" x 13'8" (4.56m x 4.19m)

UPVC double glazed sash style window to front aspect, radiator, gas heater, open stairs, door to kitchen.

DINING KITCHEN 10'0" x 13'8" (3.06 x 4.18)

UPVC double glazed window to rear aspect, gas fire, door to utility.

UTILITY ROOM 5'1" x 7'9" (1.55 x 2.37m)

Timber door giving access to rear yard, plumbed for auto washer.

STAIRS LANDING

Doors to both bedrooms and bathroom, loft access.

BEDROOM ONE 11'11" x 13'8" (3.65 x 4.18)

UPVC double glazed sash style window to front aspect, radiator, fitted wardrobes.

BEDROOM TWO 9'10" x 7'5" (3.02 x 2.27)

UPVC double glazed window to rear aspect, radiator, door to built in cupboard.

BATHROOM 7'7" x 5'11" (2.33 x 1.81)

UPVC double glazed window to rear aspect.

EXTERIOR

Garden fronted with an enclosed rear yard. Outside toilet and timber gate giving access for bins.

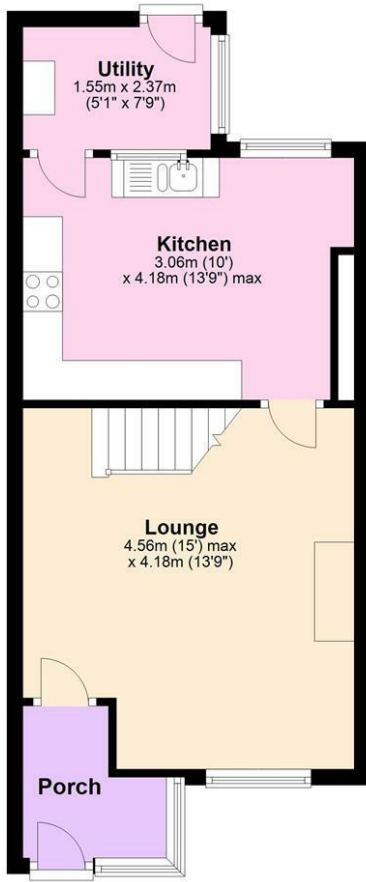
COUNCIL TAX BAND

A

TENURE

Floor Plan

Ground Floor

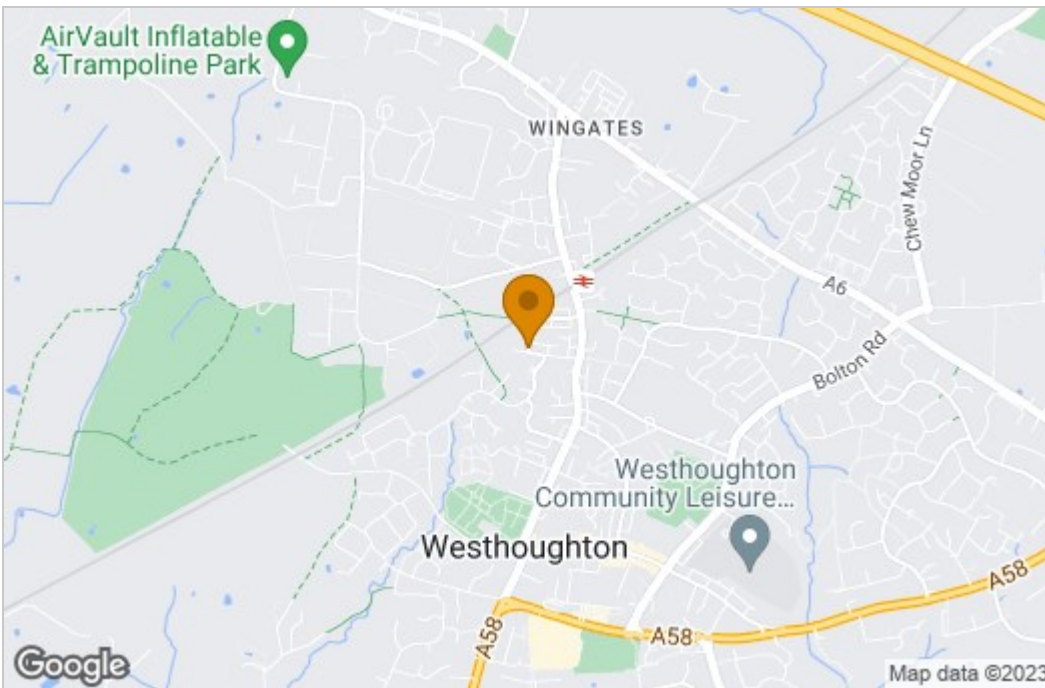


First Floor

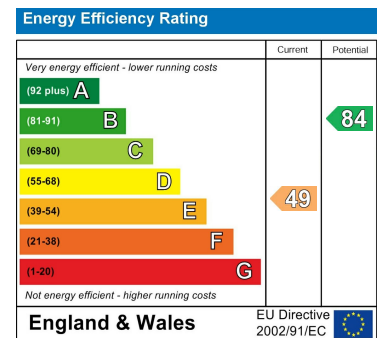


Total area: approx. 70.5 sq. metres (758.6 sq. feet)

Area Map



Energy Efficiency Graph



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