



## 161 Devonshire Road , Bolton, BL1 5LD

COPELANDS are delighted to market for sale this spacious two double bedroom terraced property, ideally located on Devonshire Road in the ever popular Heaton area of Bolton. Well presented throughout and offering a wide range of amenities only a short distance away, including shops, schools and transport links, the property would suit a wide range of buyers and must be viewed to appreciate.

In brief the property comprises vestibule, hallway, lounge, dining room and kitchen. To the first floor are two double bedrooms, one with fitted wardrobes and a recently fitted shower room. Externally to the front is fully paved and parking to the rear of the property as well as on street parking. OFFERED WITH NO ONWARD CHAIN EARLY VIEWING IS HIGHLY ADVISED

**Offers In The Region Of £162,950**

# 161 Devonshire Road

, Bolton, BL1 5LD



- TWO BEDROOM MID TERRACE
- NEWLY FITTED SHOWER ROOM
- IN NEED OF SOME MODERNISATION
- EPC RATING C
- TWO RECEPTION ROOMS
- FULLY DOUBLE GLAZED
- IDEAL INVESTOR/FIRST TIME BUYER PURCHASE
- TWO DOUBLE BEDROOMS
- GAS COMBI HEATING
- OFFERED WITH NO ONWARD CHAIN

VESTIBULE

HALLWAY

LOUNGE

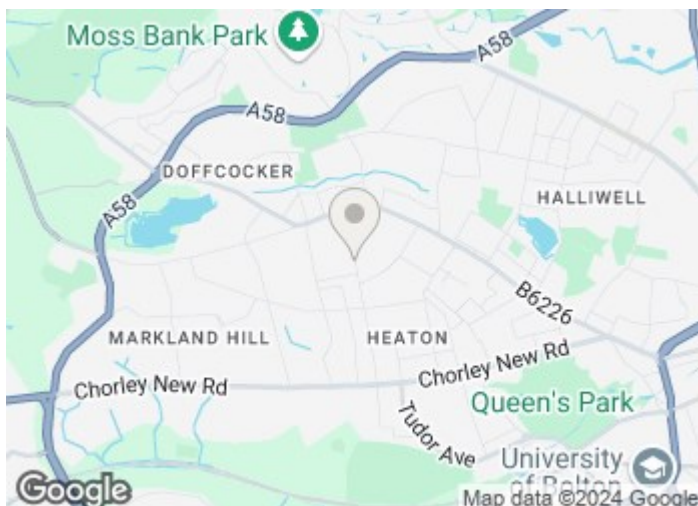
DINING ROOM

KITCHEN

BEDROOM ONE

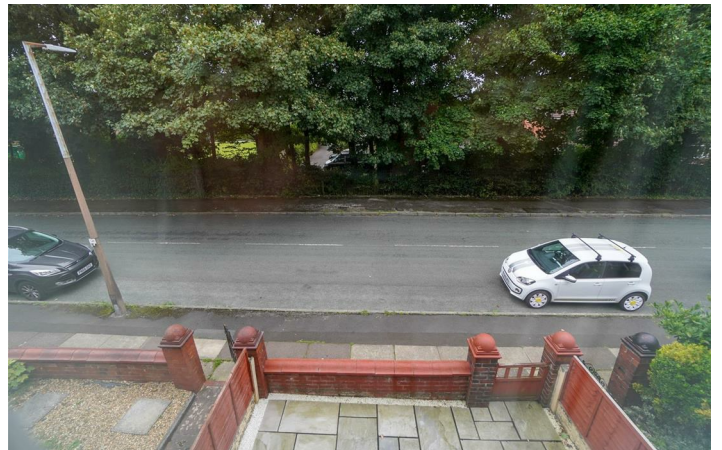
BEDROOM TWO

SHOWER ROOM



[Directions](#)





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	73	
(69-80) C		
(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	