



58 Orwell Road, Bolton

£179,000 Freehold

No Chain • Freehold • Two Double Bedrooms • Close To Church Road Primary School • Next To Captains Clough and Moss Bank Park • Attractive Rear Garden • First Time Buyers Home • Great Investment Opportunity • Driveway Parking • Near to Barrow Bridge Village



Charming 2-bed semi-detached house in sought-after area. Ideal for first-time buyers or investors. Modern yet homely, spacious rooms, no chain, freehold. Close to school and park, perfect for families. Spacious kitchen, attractive garden, off-road parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Lounge

12' 9" x 16' 2" (3.89m x 4.93m)

A large family room with upvc bay window with vertical blinds, fully carpeted, multiple power points, wall mounted electric fire, central ceiling light and wall mounted radiator.

Kitchen/Dining

15' 9" x 12' 3" (4.80m x 3.73m)

A spacious family kitchen diner with a range of fitted base and wall units, large work tops, integrated gas hob/electric oven and grill, large box upvc window with roman blinds, composite door to rear garden, two ceiling lights, storage under stairs, wall mounted radiator and wood effect vinyl flooring.





Bathroom

8' 0" x 5' 6" (2.44m x 1.68m)

A modern three piece bathroom suite with roll top bath tub and hand shower, low level w.c, wash basin, tiled walls and floor, two frosted upvc windows, LED ceiling spot lighting and wall mounted towel rail/radiator.

Bedroom One

11' 2" x 9' 1" (3.40m x 2.77m)

A double room with upvc window to front, fully carpeted, built in storage wardrobe, multiple power points, central ceiling light and wall mounted radiator.



Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

A generous bedroom with upvc window to rear, storage cupboard/wardrobe, fully carpeted, multiple power points, central ceiling light and fully carpeted.

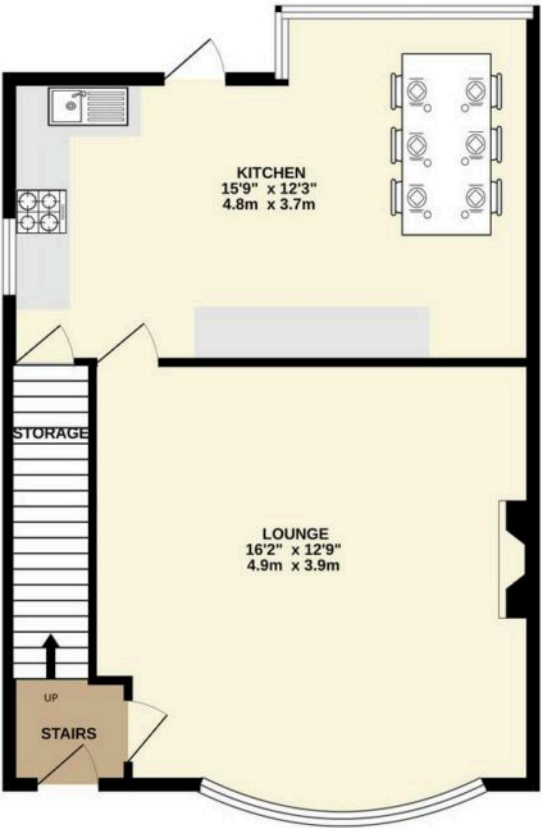




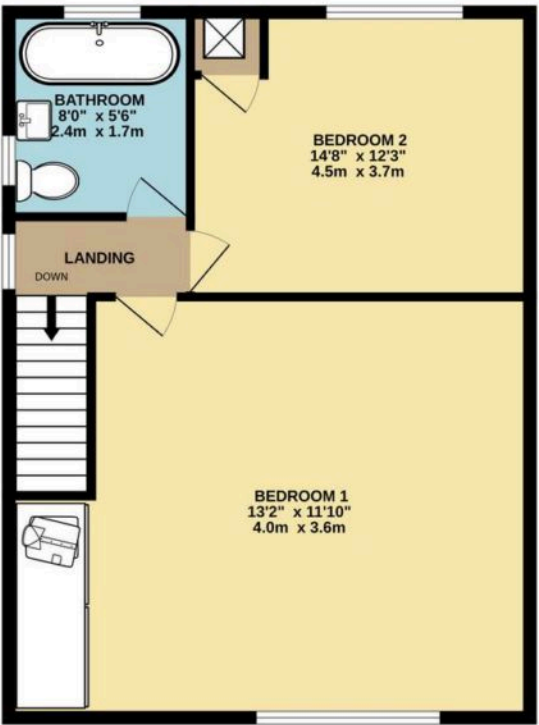
REAR GARDEN

A private tiered rear garden with wooden storage shed, slate chipped flower beds, raised decking patio ideal for al fresco dining, fenced border, mature shrubs and trees.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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