



RESIDE  
BOLTON



9 Augustus Street  
Bolton, BL3 2AG

Offers Over £140,000





**9 Augustus Street**

, Bolton, BL3 2AG

Immaculately presented throughout, this stunning two-bedroom terrace home offers stylish modern living in a popular and convenient location.

The ground floor features a bright and contemporary lounge with a bespoke built-in media wall, mirrored backs, and striking feature lighting – the perfect space to relax or entertain. To the rear, the well-proportioned kitchen is fitted with a range of wall and base units, granite counter tops and provides direct access to the rear garden.

Upstairs, there are two spacious double bedrooms and a modern three-piece bathroom boasting ample storage and a beautiful skylight, flooding the room with natural light.

Externally, the low-maintenance rear garden features artificial grass, a large shed with lighting and power, and potential to create off-road parking if desired.

Offered in move-in condition, with the option to be sold chain free, this property is ideal for first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended to fully appreciate the standard of accommodation on offer.







### Internal

Immaculately presented throughout, this two-bedroom terrace offers stylish modern living. The spacious lounge features a bespoke built-in media wall with mirrored backs and feature lighting, creating a contemporary focal point. The good-sized kitchen includes a range of wall and base units and provides access to the rear garden. Upstairs, there are two double bedrooms and a generous three-piece bathroom complete with ample storage and a skylight for added natural light. The property is in move-in condition and can be sold chain free.

### External

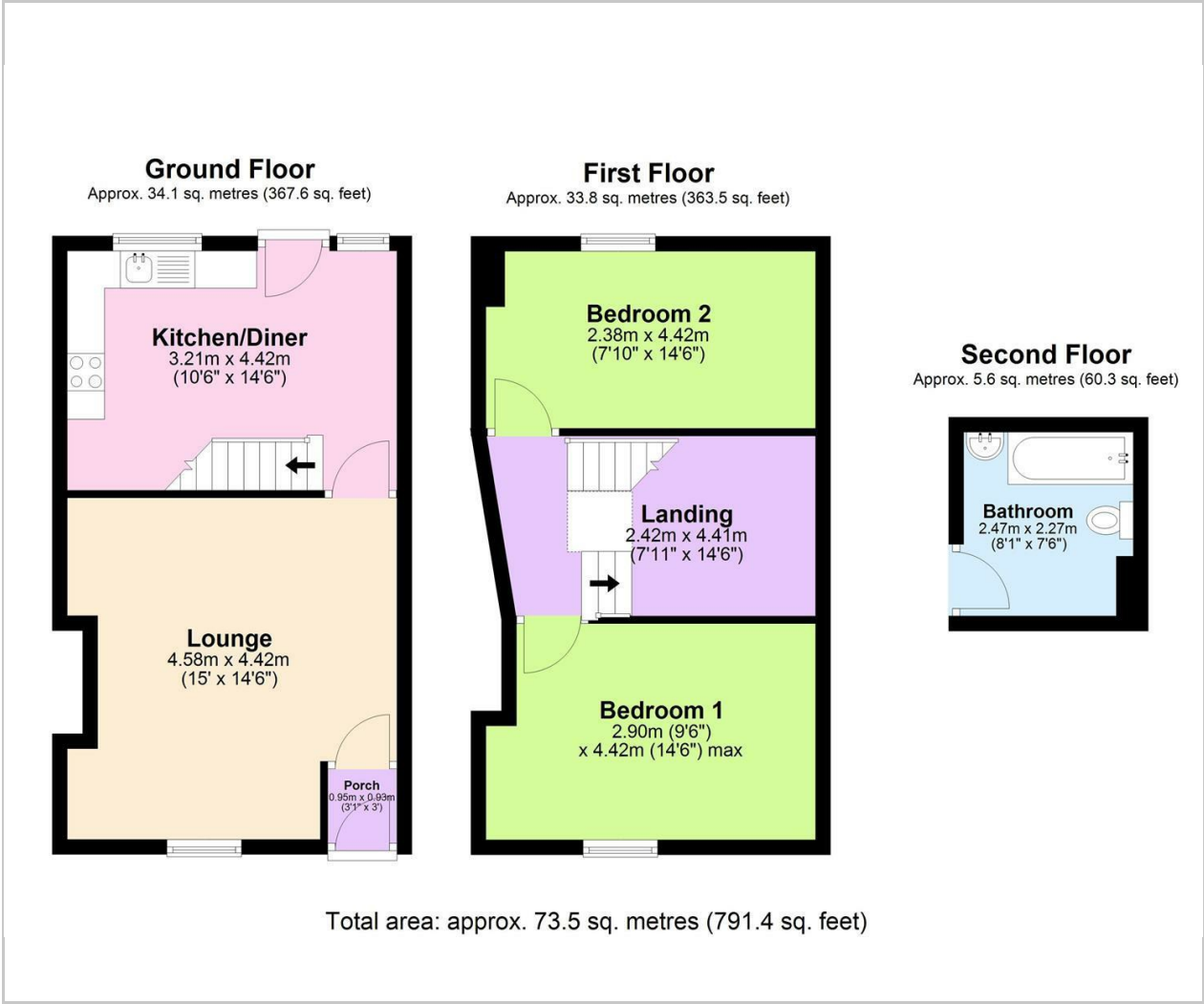
To the rear, the property benefits from a low-maintenance garden laid with artificial grass, a large shed fitted with lighting and power, and the potential to create off-road parking if desired.

- Close to Bolton Town Centre
- Built In Media in Lounge
- Generous Garden With Storage
- Great Transport Links
- 2 Double Bedrooms
- Move In Condition





Floor Plan

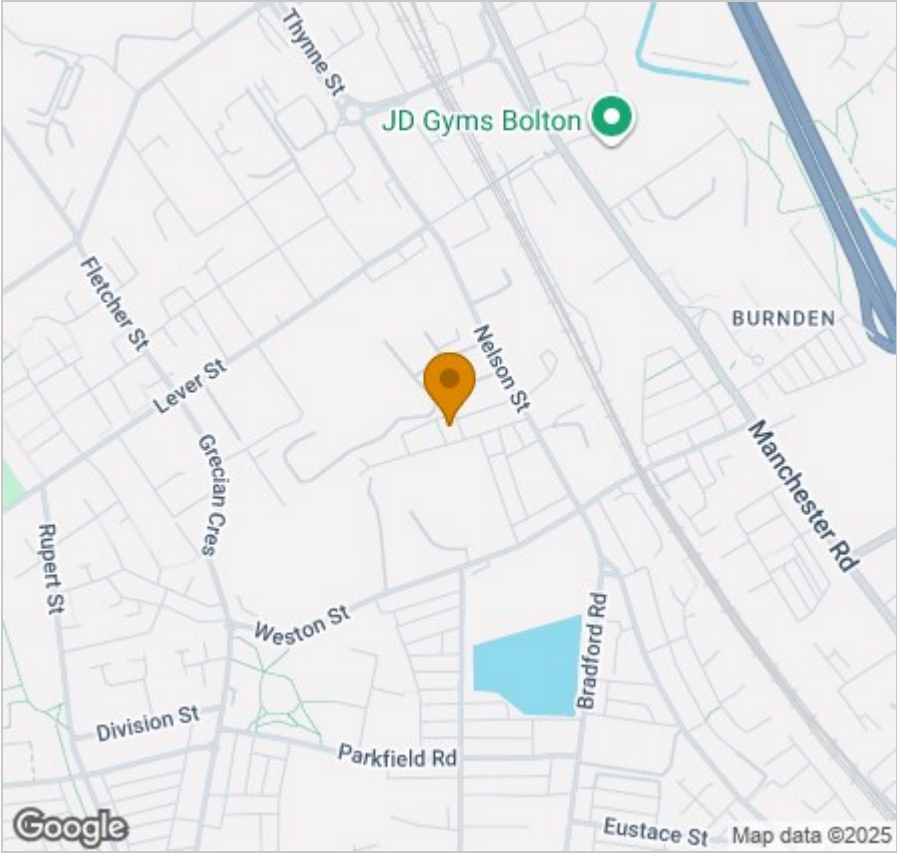


Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

