



18 Sunnyside Road, Bolton, BL1 6DZ
Offers in excess of £124,995

PROPERTY
PERSPECTIVE

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk



We are delighted to offer for sale this well priced 2 bedroom mid terraced house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with an integrated oven, hob and hood. There are ample sockets and media points. The property is ready to move in with flooring included.

The ground floor consists of the lounge and kitchen. The first floor has 2 well proportioned bedrooms and family bathroom accessed of the landing.

There is a yard to the rear and parking is on the street.

Tenure - Leasehold - (890 Years Remaining)

Ground Rent - £2 per year

Council Tax - Band A

The property comprises.

Ground Floor

Lounge 15'0" x 13'8" (4.58m x 4.17m)

Featuring an ornamental fireplace plus fitted flooring.

Kitchen 13'6" (max) x 10'8" (max) (4.14m (max) x 3.27m (max))

Having a comprehensive range of modern high gloss units with complimenting laminate worktops and upstands. Integrated oven, hob and hood. Fitted flooring included.

First Floor

Landing

With fitted flooring.

Bedroom 1 13'8" x 12'0" (4.17m x 3.67m)

Fitted flooring included.

Bedroom 2 13'9" (max) x 9'6" (max) (4.21m (max) x 2.92m (max))

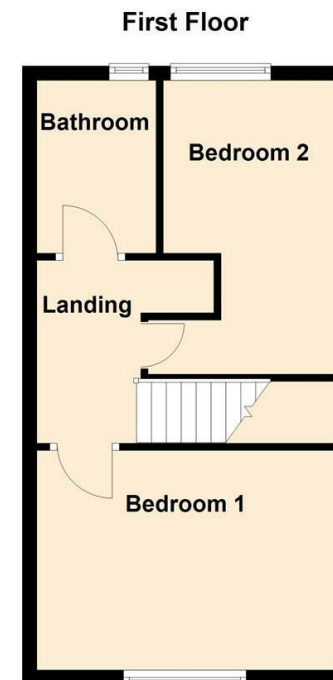
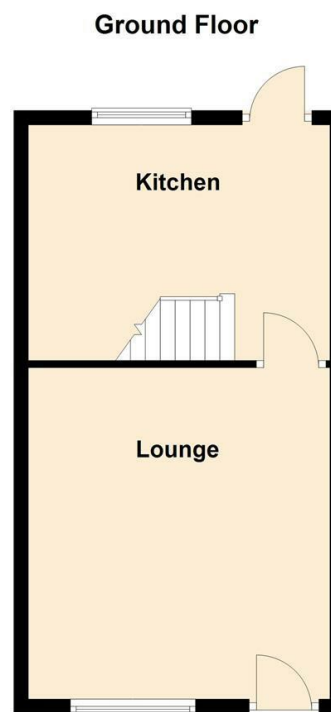
Fitted flooring included.

Bathroom 7'10" x 4'8" (2.39m x 1.43m)

Featuring white sanitary ware, shower with curtain to bath and tiling. Fitted flooring included.

External

There is a yard to the rear and parking is on the street.



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