



5 New Barn Street, Bolton

£137,500



- Two Double Beds
- Attractive and Well Presented
- South Facing Garden to Rear
- Fully Fitted Kitchen
- Convenient and Popular Location
- Close to all Local Amenities

Chris Ball

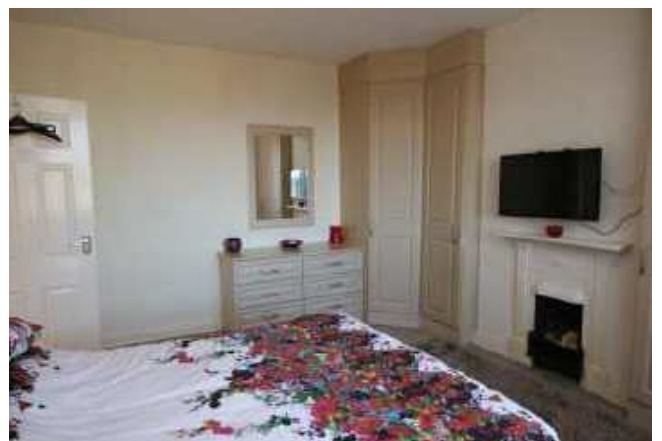
The name you can trust!



5 New Barn Street, Bolton

£137,500

Attractive, spacious and well presented two bed semi detached property situated in this popular and convenient location off Chorley Old Road close to all local amenities. The property which has the benefit of gas central heating and double glazing comprises entrance hall with walk in storage cupboard, lounge and fully fitted kitchen to the ground floor. Two double beds and three piece bathroom in white on the first floor complete the accommodation. Low maintenance garden to the front with south facing lawned garden to the rear. To the rear garden also are two storage cupboards and patio area.





### Entrance Hall

Walk in storage cupboard, double radiator, semi glazed door leading to:

### Lounge

Feature fireplace with free standing gas fire, double radiator, coving, door leading to entrance to stairs with two windows to side, single radiator.

### Kitchen

Wall and base units with complementary worktops, stainless steel sink and drainer, gas hob, electric over, extractor hood, integrated fridge, plumbed for washer and vented for dryer, partly tiled, semi glazed door leading to rear garden.

### Landing

With window to side.

### Bedroom One (Front Elevation)

Fully fitted storage and shelving, walk in wardrobe housing gas central heating boiler, original fireplace, single radiator.

### Bedroom Two (Front Elevation)

Single radiator.

### Bathroom

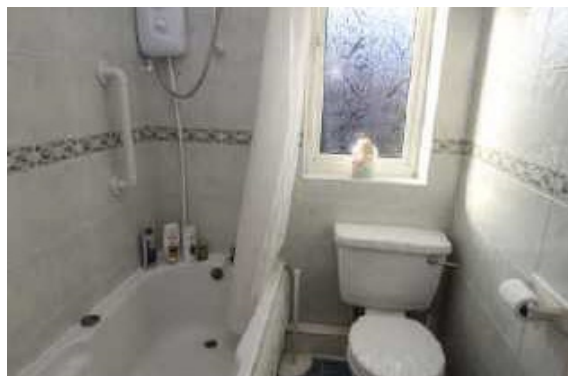
Three piece in white, part tiled, over bath shower.

### External

Low maintenance garden to front with enclosed south facing garden to rear lawned and with borders of mature bushes and plants. Two storage cupboards and patio area.

### PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of



651 Chorley Old Road, Bolton BL1 6BJ  
Tel: 01204 84 84 84 Fax: 01204 84 84 94  
web: [www.chrisballestates.co.uk](http://www.chrisballestates.co.uk) email: [info@chrisballestates.co.uk](mailto:info@chrisballestates.co.uk)

