



98 Elgin Street, Bolton

£159,950



- Three Bedrooms
- Two Reception Rooms
- Well Presented

- Convenient Location
- Walk in Condition
- Fully Fitted Kitchen

Chris Ball

The name you can trust!



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Attractive, spacious and well presented are just three words to describe this three bed terraced property situated in this ever popular location on Elgin Street. Briefly comprising vestibule, entrance hall, lounge, dining room and fitted kitchen to ground floor with three beds and shower room to first floor. Low maintenance flagged area to front and enclosed flagged area to rear with rear exit gate. Double glazed throughout and warmed by gas central heating. A lovely family home worthy of viewing.





### Vestibule

Tiled flooring, meter cupboard, semi glazed door leading to

### Entrance Hall

Tiled flooring, dado rail, feature ceiling, single radiator, stairs to first floor.

### Lounge

Feature fireplace with inset gas fire, bay window, original coving, wooden flooring, double radiator.

### Dining Room

Original coving and ceiling rose, wooden flooring, bay window to rear, under stairs storage, single radiator.

### Kitchen

Wall and base units with complementary worktops, halogen hob, double oven, extractor hood, plumbed for washer, stainless steel sink and drainer, tiled flooring, part tiled, semi glazed door leading to rear yard.

### Landing

With dado rail and original features. Access to loft (part boarded).

### Bedroom One (Front Elevation)

Fully fitted wardrobes, drawers and storage, double radiator, bay window with seat and storage.

### Bedroom Two (Rear Elevation)

Fully fitted wardrobes and drawers. Double radiator.

### Bedroom Three (Rear Elevation)

Fitted storage housing gas central heating boiler. Single radiator.

### Shower Room

Two piece suite with walk in shower and vanity unit in white. Tiled walls, single radiator and heated towel rail.

### External

To the front enclosed low maintenance flagged area and to the rear good sized flagged yard with rear exit gate.

### 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



