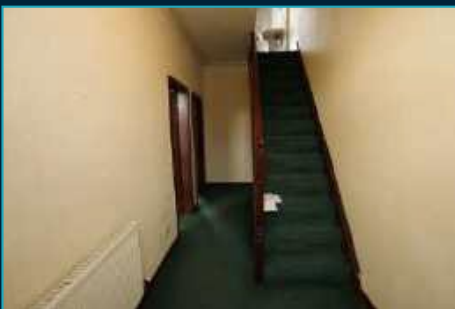




36 Fox Street, Bolton

£139,950



- Three Beds
- Two Reception Rooms
- Sought After Location

- Excellent Family Home
- Gas Central Heating and Double Glazed
- Open Plan Kitchen/Diner

Chris Ball

The name you can trust!



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£139,950

With three beds and two reception rooms and situated in the popular area of Horwich this property is sure to be in demand. Warmed by gas central heating and with the benefit of double glazing the property consists of entrance hall, lounge, open plan dining room/kitchen to the ground floor and three beds and family bathroom to first floor. Small established garden area to front with enclosed yard area to rear. A family home which needs to be viewed.



Entrance Hall

Under stairs storage, feature original coving, double radiator, glazed doors leading to lounge and dining room, stairs to first floor.

Lounge

Bay window, feature original coving, fitted storage, double radiator.

Open Plan Dining Room/Kitchen

Dining Room

Feature fireplace with inset gas fire, laminate flooring, double radiator, double glazed window to rear.

Kitchen

Wall and base units with complementary worktops, integrated fridge freezer, plumbed for washer, gas hob, electric oven, extractor hood, stainless steel sink and drainer, part tiled, laminate flooring, double radiator, rear exit door.

Landing

Galleried, access to loft, double radiator.

Bedroom One (Front Elevation)

Fitted storage, double radiator.

Bedroom Two (Rear Elevation)

Double radiator.

Bedroom Three (Front Elevation)

Fitted storage housing gas central heating boiler, laminate flooring, double radiator.

Bathroom

Three piece in white, over bath shower, fitted storage, double radiator.

External

Walled lawned garden to front with mature trees, enclosed rear yard, part flagged with border, 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





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