



6 Vernon Street , Bolton, BL1 2PP

Spacious slightly elevated five/six roomed property situated in the convenient location of Vernon Street within walking distance of the Town Centre, the University and all the facilities the town centre has to offer. Spread over three floors the property which has the benefit of gas central heating and double glazing comprises six rooms, two shower rooms and cloakroom facilities. Small enclosed flagged area to the front and enclosed yard area to rear. A superb investment opportunity or ideal home for large or multi generational family.

£229,950

6 Vernon Street

, Bolton, BL1 2PP



- Spacious Property on Three Floors
- Ideal Student Accommodation or HMO
- Convenient Location
- Double Glazed or Gas Central Heating
- Large Family Home or Investment Property

Ground Floor

Entrance Hall

Double radiator, stairs to first floor, steps down to cellar.

Room One (Front Elevation)

(Lounge/Diner)

Bay window, two double radiators, dining area with laminate flooring, double upvc doors leading to rear yard.

Kitchen

Wall and base units with complementary worktops, five burner induction hob, part tiled, double oven, extractor hood, space for two tall fridge/freezers, stainless steel sink and drainer.

Cloakroom / Utility

W.c and wash basin in white, two double glazed windows, plumbed for washer.

Cellar

Flagged floors, wall mounted gas central heating boiler.

First Floor

Room One (Front Elevation)

Double room, double radiator, inset wash basin.

Room Two (Rear Elevation)

Double room, double radiator.

Room Three (Side Elevation)

Single room, double radiator.

Shower Room

In white, shower cubicle, w.c, wash basin, vinyl flooring, inset lighting, part tiled, double radiator, extractor fan.

Second Floor

Room One

Double room velux windows, double radiator.

Room Two

Double room, velux window and roof light, double radiator.

Shower Room

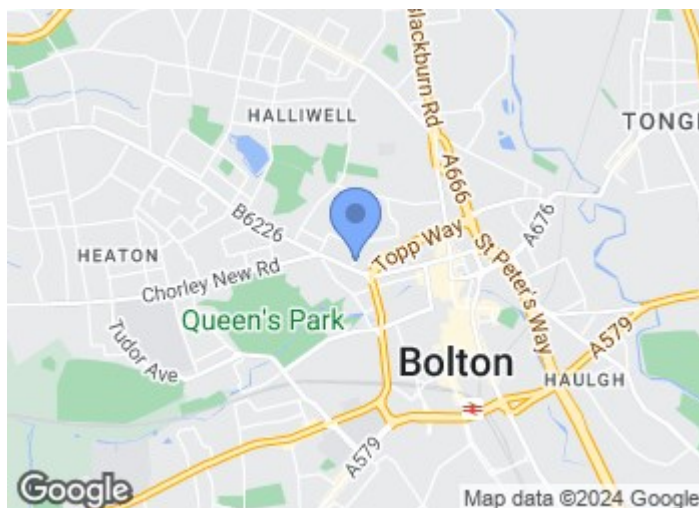
Shower cubicle, wash basin, w.c in white, part tiled, double radiator, extractor fan.

External

Small flagged area to front with steps leading to front of property and to the rear enclosed flagged tard with rear exit gate.

PROPERTY MISDESCRIPTION ACT 1991.

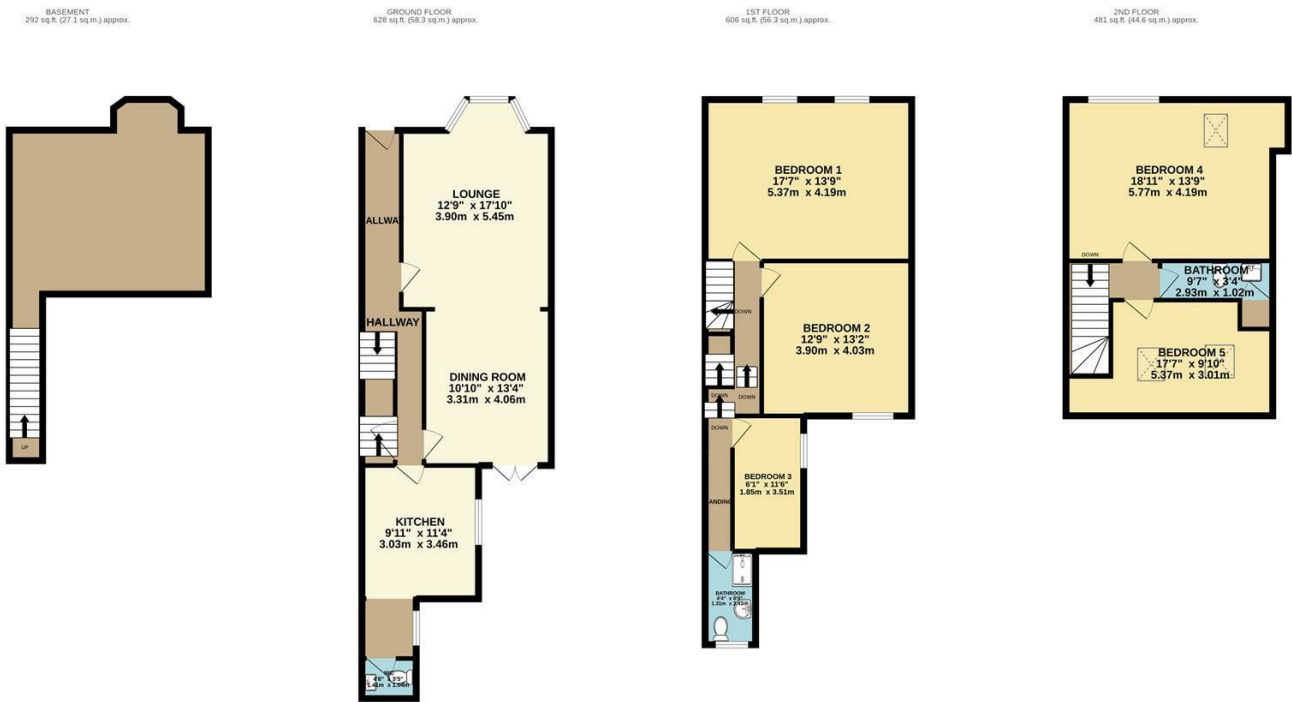
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Directions



Floor Plan



TOTAL FLOOR AREA : 2066 sq.ft. (186.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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651 Chorley Old Road, Bolton, BL1 6BJ
Tel: 01204 848484 Email: info@chrisballestates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	