



52 Eldon Street , Bolton, BL2 2HU

Offered with vacant possession a two bedroom mid terrace house conveniently located, the property requires a new kitchen but benefits from a new bathroom suite. Comprising of vestibule, lounge, dining kitchen, two bedroom and bathroom. Ideal purchase for the first time buyers or investor.

£89,950

52 Eldon Street

, Bolton, BL2 2HU



- Gas Central Heating
- Requires New Kitchen
- Ideal for the First Time Buyers or Investment
- Double Glazed Windows
- New Bathroom Suite
- Vacant Possession
- Roller Shutter with Pull in to the Rear

Vestibule

Lounge

13'3 x 12'2 (4.04m x 3.71m)

Adam style fireplace, radiator.

Dining Kitchen

12'4 x 9'8 (3.76m x 2.95m)

Fitted base units with contrasting worktops incorporating single drainer sink unit, wall mounted gas central heating boiler, UPVC rear door to yard.

Landing

Bedroom One

13' x 12'2 (3.96m x 3.71m)

Radiator.

Bedroom Two

6'11x 9'9 (2.11mx 2.97m)

Radiator.

Bathroom

New three piece suite in white comprising of bath with shower, low flush toilet, wash hand basin, half tiled walls, radiator.

Heating

Gas Central Heating from boiler in the kitchen.

External

Enclosed yard to the rear with roller shutter providing pull in.

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 warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

651 Chorley Old Road, Bolton, BL1 6BJ
Tel: 01204 848484 Email: info@chrisballestates.co.uk

