



## 71 Longfield Road , Bolton, BL3 3TA

Offered with vacant possession a well presented mid terrace house. Conveniently located the property has recently been redecorated throughout with new carpets/flooring. Briefly comprising of lounge, dining/kitchen, two bedrooms and bathroom. Enclosed yard to the rear. Excellent purchase for the first time buyer or investment property.

£119,950

# 71 Longfield Road

, Bolton, BL3 3TA



- Vacant Possession
- Two Bedrooms
- Recently Redecorated Throughout
- Spacious Lounge
- Three Piece Suite in White
- New Carpets/Flooring
- Dining / Kitchen
- Good Sized Rear Yard
- Ideal Purchase for First Time Buyer or Investment Property

## Lounge

14'3 x 13'1 (4.34m x 3.99m)

Gas fire, radiator, timber flooring, meter cupboard.

## Kitchen

13'2 x 11'7 (4.01m x 3.53m)

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit, extractor fan, plumbing for washer, wall mounted gas central heating boiler, rear door to the yard.

## Landing

## Bedroom One

13'2 x 11'1 (4.01m x 3.38m)

Radiator.

## Bedroom Two

8'9 x 7'6 (2.67m x 2.29m)

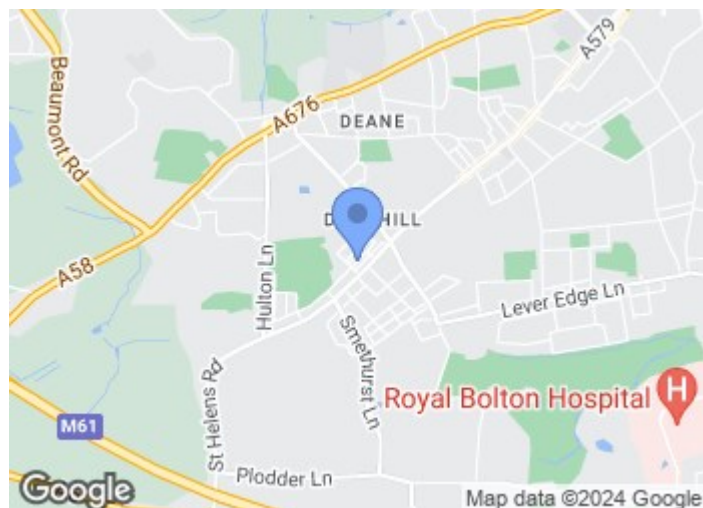
Radiator.

## Bathroom

Three piece suite in white comprising of bath with electric shower, low flush toilet, wash hand basin, tiled over bath, extractor fan, radiator.

**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](mailto:info@chrisballestates.co.uk)

