



3 New Barn Street , Bolton, BL1 6AQ

Offered with vacant possession a well presented bay windowed two bedroom semi detached house with good sized gardens to the front and rear. The spacious well designed accommodation includes downstairs w/c lounge with fireplace, modern fitted kitchen with appliances, two bedrooms both with fitted wardrobes and modern shower room. We have been informed by the vendor that a new roof was fitted in 2021. Conveniently located off Chorley Old Road the property would make an excellent purchase for a First Time Buyer or Professional Couple.

£194,950

3 New Barn Street

, Bolton, BL1 6AQ



- Vacant Possession
- Downstairs W/C
- Two Good Sized Bedrooms with Fitted Wardrobes
- Conveniently Located for All Local Amenities
- Spacious Lounge with Feature Fireplace
- Freehold
- Good Size Gardens
- Modern Fitted Kitchen in Grey with Appliances

Entrance Hall

Timber flooring, radiator, ceiling coving, half eye ball lighting, rear door to garden. panelled walls.

Downstairs W/C

Two piece suite in white comprising of low flush toilet, vanity unit with wash hand basin, radiator, built in cupboard.

Lounge

15'11 (into bay) x 12'11 (4.85m (into bay) x 3.94m)

Attractive feature Adam style fireplace with gas coal effect fire, bay window, radiator, ceiling coving, timber flooring, staircase to first floor.

Kitchen

11'11 x 9'2 (3.63m x 2.79m)

Range of fitted wall and base units with contrasting worktops incorporating single drainer sink unit, built in fridge freezer, built

in washing machine, radiator, recessed

Landing

Bedroom One

14'2 x 11'1 (4.32m x 3.38m)

Range of fitted wardrobes to one wall, built in cupboard with wall mounted gas central heating boiler, radiator.

Bedroom Two

9'10 x 8'4 (3.00m x 2.54m)

Fitted wardrobe and drawer unit, radiator.

Shower Room

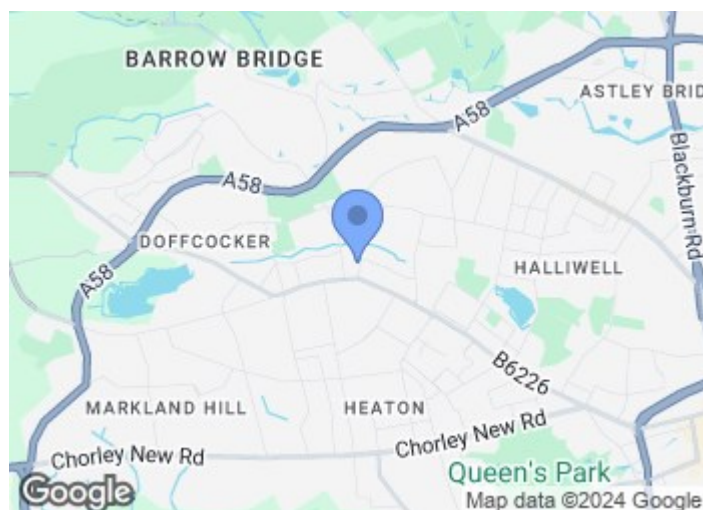
Three piece suite in white comprising of shower cubicle with electric shower, low flush toilet, vanity unit with wash hand basin, fully tiled, recessed eye ball lighting, heated towel rail.

External

Fenced front garden with lawned area, fenced rear garden lawned with patio area.

PROPERTY MISDESCRIPTION ACT 1991.

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Directions



Floor Plan



GROUND FLOOR



1ST FLOOR

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(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	