



17 Osborne Grove , Bolton, BL1 3BN

Offered with vacant possession a well presented mid terrace house. Conveniently located the property comprises of lounge, dining/kitchen, two bedrooms, bathroom and yard to the rear. Excellent purchase for the first time buyers or investment property.

£129,950

17 Osborne Grove

, Bolton, BL1 3BN



- Vacant Possession
 - Two Bedrooms with Fitted Wardrobes
 - Enclosed Yard to the Rear
- Lounge with Fireplace
 - Bathroom in White with Shower
- Modern Kitchen with Hob and Oven
 - Gas Central Heating / Double Glazed Windows

Lounge
12'2 x 16' (3.71m x 4.88m)
Attractive feature fireplace with gas fire, timber flooring, radiator.

Dining Kitchen
12' x 10'2 (3.66m x 3.10m)
Range of fitted wall and base units with contrasting worktops incorporating single drainer sink unit. Gas hob, oven, plumbing for washing machine, tiled between units, radiator, staircase to first floor.

Landing

Bedroom One
10'5 x 9'2 (3.18m x 2.79m)
Range of fitted wardrobes to one wall, radiator.

Bedroom Two
11'3 x 9'2 (3.43m x 2.79m)
Range of fitted wardrobes to one wall with overhead units, radiator.

Bathroom
Three piece suite in white comprising of bath with electric shower, low flush toilet, vanity unit, shower screen. Extractor fan.

External
Garden to the front, enclosed yard to the rear.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

