



24 Marsh Fold Lane , Bolton, BL1 4HG

Conveniently located a two bedroom end terrace house with pull in to the rear. The accommodation comprises of vestibule, lounge, dining kitchen, two bedrooms and bathroom with separate w/c. An excellent purchase for the first time buyer of investment property.

£122,500

24 Marsh Fold Lane

, Bolton, BL1 4HG



- Lounge with Fireplace
- Bedroom One with Fitted Wardrobes
- Enclosed Yard to the Rear with Roller Shutter
- Fitted Dining Kitchen with Hob and Oven
- Bathroom with Separate W/C
- Ideal Purchase for the First Time Buyer / Investor
- Two Bedrooms
- Gas Central Heating / Double Glazed Windows

Vestibule

Lounge

15'1 x 11'2 (4.60m x 3.36m)

Feature fireplace, double radiator, ceiling covings.

Dining Kitchen

Range of fitted wall and base units with contrasting worktops incorporating single drainer sink unit. Gas hob, oven, extractor fan, tiled between units, wall mounted gas central heating boiler, staircase to first floor, UPVC rear door to yard.

Landing

Bedroom One

11'6 x 11'1 (3.51m x 3.38m)

Range of fitted wardrobes to one wall with units over bed, double radiator.

Bedroom Two

11'5 x 6'1 (3.48m x 1.85m)

Single radiator.

Bathroom

Two piece suite in white comprising of bath with shower attachment, vanity unit with wash hand basin, fully tiled.

Separate W/C

Low flush toilet in white.

Heating

Gas central heating from boiler in the kitchen.

External

Walled rear yard with roller shutter providing access.

PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for

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[Directions](#)





Floor Plan

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