



Easy Home Sales
Independent Residential Sales Agents

38 Hamilton Street
Bolton, BL1 6RJ

- Garden Fronted 2 Bed Property
- Entrance Porch
- Large Lounge
- Breakfast Kitchen

Offers Over £89,950
EPC Rating '66'





Property Description

Easy Home Sales are pleased to present to the market this two bedroom, garden fronted terraced property situated on a quiet tree lined road within walking distance to all amenities and offered chain free.

On the ground floor the property consists of an entrance porch leading into the spacious lounge and a large breakfast kitchen with white high gloss units with space for a dining table.

To the first floor is the large master bedroom and to the rear is the second bedroom which is a large single. The white family bathroom has a shower over the bath.

The property offers on street parking and a secure rear yard.

We have been informed the property is leasehold.

Viewings Highly Recommended.





To arrange your viewing, please contact the Easy Home Lets & Sales office today 01257 791888.

Thinking of selling your home?

Our experienced sales team would be happy to provide you with a free, no-obligation market appraisal. Call now to find out more about our current offers!

Please Note: All room and land measurements provided in these particulars are approximate and should be verified by the buyer's solicitor. Easy Home Sales advises that all appliances, services, and heating systems be checked by a qualified professional. These property details are intended to be accurate and reliable; however, they do not form part of any offer or contract and should not be relied upon as such. All information should be confirmed independently by the buyer's solicitor or surveyor.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

159 - 161 Spendmore
Lane
Coppull
Chorley
Lancashire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements