



Alice Street, Deane, Bolton

Offers Over £79,995

Ben Rose Estate Agents are delighted to bring to market this two-bedroom mid terrace property located just on the outskirts of Bolton town centre. This property would make a great first home offering great potential for development to someone looking to make the ideal two up two down. Bolton town centre, with its excellent schools, supermarkets, and amenities, as well as benefiting from fantastic travel links via nearby bus routes. The M61 motorway is easily accessible, allowing commuting to Manchester and surrounding towns a breeze.

As you step into the property, you'll find yourself in the lounge with a feature fireplace, illuminated by a front-facing window that keeps the room illuminated with natural light. Continuing through, you'll find the kitchen with ample worktop space and built-in appliances. There is under stair storage and ample space for freestanding units. There is also access to the rear yard from here.

Upstairs, you'll find two well-proportioned bedrooms, the master easily accommodating a double bed. A three-piece family bathroom with an over-the-bath shower, completes this floor.

Externally, the front of the property features a low maintenance paved yard providing access to the rear pathway behind the houses. There is also an abundance of on road parking. Overall, with its central location and cosy nature, this house offers a great development opportunity for first time buyers and couples alike looking to make the ideal city home.

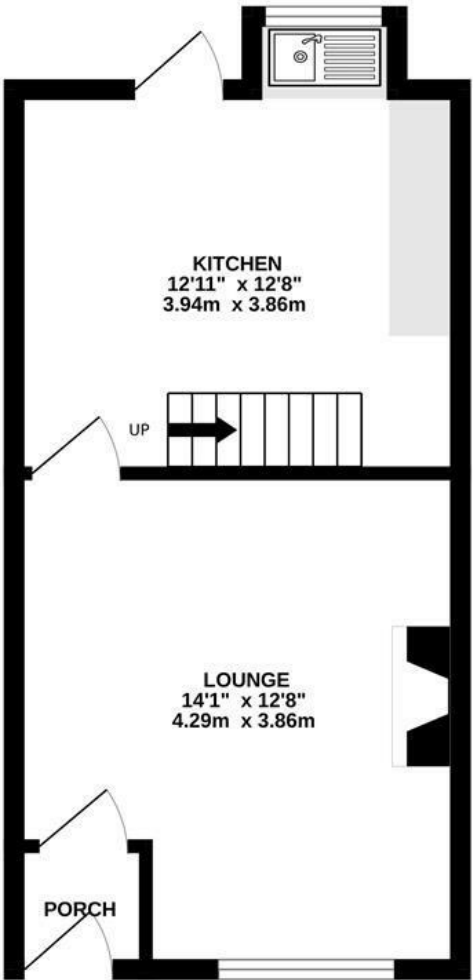




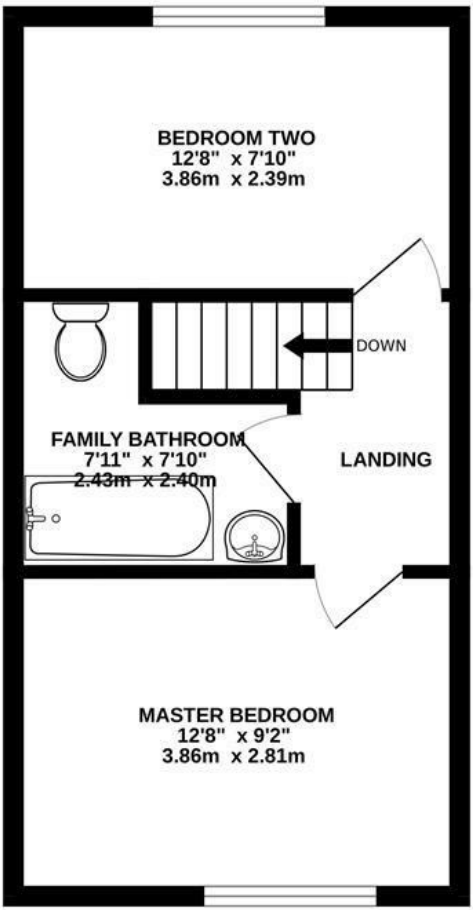


BEN ROSE

GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	89
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

