



Panton Street, Bolton, BL6 6EE Offers In Excess Of £150,000

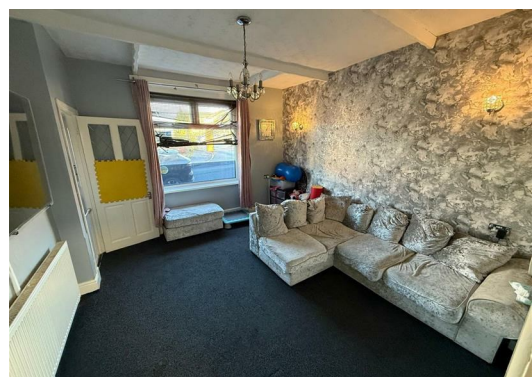
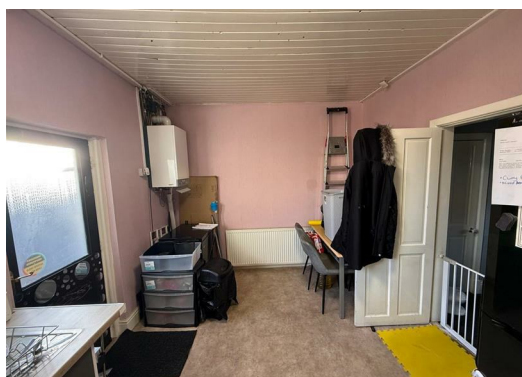
A well-presented two-bedroom mid-terrace home positioned in a highly sought-after location close to Horwich Town Centre.

The accommodation comprises an entrance hallway, a bright and comfortable lounge, a fitted kitchen, two double bedrooms, and a modern three-piece bathroom with a shower over the bath. Externally, the property features an enclosed rear yard, while additional benefits include gas central heating, PVC double glazing, and on-street parking to the front.

Previously rented, this home is perfectly suited to first-time buyers, investors seeking a strong buy-to-let opportunity, or those looking to downsize. The property has had the following works completed previously: a new roof, new render to the front, full re-decoration, new flooring, and an updated kitchen.

Panton Street is located just off Chorley New Road, offering easy pedestrian access to Middlebrook Retail Park. This convenient position allows residents to enjoy a wide range of nearby amenities including major retail stores and a local mini Co-op located directly across Chorley New Road. Horwich Parkway Station provides direct links to Manchester City Centre and Manchester Airport, while Junction 6 of the M61 is also close by and is ideal for commuters.

Middlebrook offers an excellent selection of shops, restaurants, and leisure facilities, with Horwich's traditional town centre just a mile away. The area also boasts fantastic access to open countryside, including Winter Hill,



Kitchen/Dining Room
15'5" x 10'2" (4.70 x 3.10)

Lounge
12'1" x 13'1" (3.70 x 4.00)

Bedroom 1
15'5" x 10'2" (4.70 x 3.10)

Bedroom 2
7'6" x 13'5" (2.30 x 4.10)

Bathroom
7'6" x 10'2" (2.30 x 3.10)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

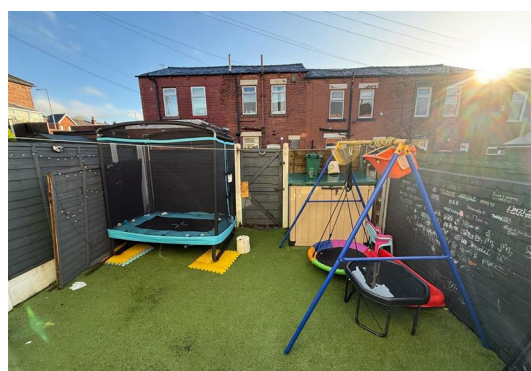
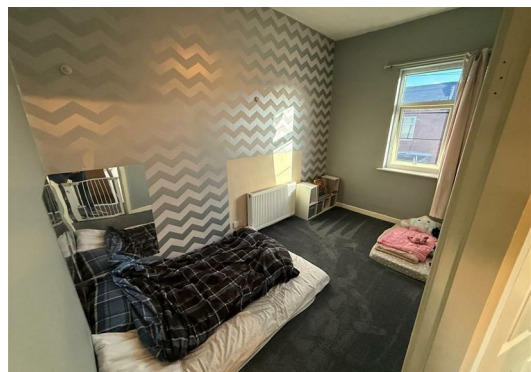
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information For Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(89-91) B			(89-91) B		
(85-88) C			(85-88) C		
(82-84) D			(82-84) D		
(78-81) E			(78-81) E		
(74-77) F			(74-77) F		
(69-73) G			(69-73) G		
(1-68) Not energy efficient - higher running costs			(1-68) Not environmentally friendly - higher CO ₂ emissions		
69		79			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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