

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

96 Bernice Street, Bolton, BL1 3LH

Welcome to 96 Bernice Street...A charming mid-terrace home, ideal for first-time buyers or growing families, situated in a convenient location close to local amenities and excellent transport links. The property briefly comprises an entrance vestibule, spacious lounge, contemporary kitchen, two well-proportioned bedrooms, and a modern three-piece family bathroom. Externally, there is a rear courtyard, an outhouse with power points, and a front patio area. Viewing is highly recommended!

Step Inside...

Step into a welcoming entrance vestibule that leads through to a spacious lounge, where a charming bay window floods the room with natural light and a feature fireplace creates a warm and inviting atmosphere. To the rear of the home is a contemporary kitchen, fit with sleek white gloss wall and base units and a central island — ideal for dining or your morning coffee. Integrated appliances include an electric hob, oven, extractor hood, and a stylish matt black sink, with provisions for a dishwasher, washing machine, and dryer. There is space for a fridge freezer, and a handy under-stairs storage cupboard provides space for your household items. A newly fitted composite back door provides access to the rear courtyard.

Bedtime And Bath...

Upstairs, the property offers two well-proportioned bedrooms and a modern three-piece family bathroom. The master bedroom is positioned to the front of the home, while the second bedroom is also a good-sized double overlooking the rear and benefits from a convenient built-in storage cupboard. The three piece fully tiled bathroom comprises a WC, vanity wash basin, heated towel rail, and a bath fitted with both overhead and handheld shower heads.

Outside...

The rear of the property features a flagged patio area and an easy-to-maintain Astro turf lawn, providing an ideal space for outdoor furniture. An outbuilding offers additional storage and benefits from power points, while a rear gate provides convenient access to the back street.

Out and About...

There certainly is lots to be impressed with the location. Moss Bank Park, the historical location of Barrow Bridge, Smithills Country Park and The West Pennine Moors are only a short distance away. Excellent

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position for access to good local schooling at both primary and secondary levels, good transport routes for Bolton Town Centre and beyond are within easy reach, making this particular property well placed to enjoy the surrounding area.

£179,000

www.williamthomasstates.co.uk

454 Darwen Road Bromley Cross Bolton



- Two Bedroom Mid-Terrace
- Lounge
- Kitchen
- Two Double Bedrooms
- Modern Three-Piece Bathroom
- Rear Courtyard And Out Building
- No Chain

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Front Elevations



Lounge



Kitchen





Feature Photo



First Floor Landing



Master Bedroom



Bedroom Two



Three-Piece Bathroom



Rear Courtyard



Agents Notes

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