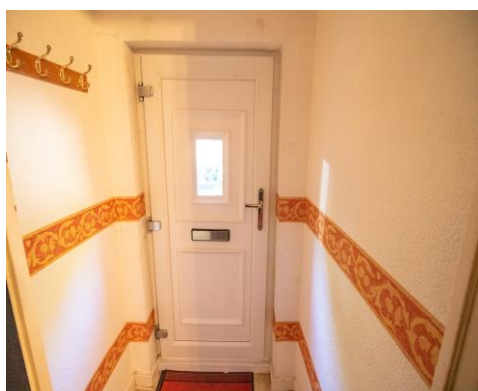




Blackburn Road, Egerton, Bolton, BL7 9SB

Offers in the Region Of £149,950

REQUIRING A FULL REFURBISHMENT AND MODERNISATION THROUGHOUT, NO ONWARD CHAIN, VACANT POSSESSION! FREEHOLD! A spacious 2 bedroom mid terraced cottage located on Blackburn Rd in the Egerton area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature electric fire and surround, with plenty of room for modern furniture to fit easily, a second reception room with a feature electric fire and surround, an open plan modern kitchen with an integrated electric hob, oven and a chrome extractor hood and a fully enclosed yard to the rear. To the upper floor you will find 2 bedrooms, a spacious double sized Master bedroom and one single bedroom (comes with fully fitted wardrobes to the single bedroom) and a modern Family bathroom including a basin, toilet and a walk in shower with a glass shower screen. Double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler.



ACCOMMODATION

Entrance Vestibule 3' 6" x 4' 5" (1.06m x 1.35m)

The entrance vestibule to the front of the property. Fitted with a double glazed entrance door to the front aspect.

Lounge 14' 10" x 15' 1" (4.52m x 4.6m)

A spacious lounge with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 15' 11" x 15' 1" (4.84m x 4.6m)

A smaller 2nd Reception Room to the rear of the property. Comes with a feature electric fire and surround. Warmed by a gas central heated radiator. (Please note the room size includes the open plan kitchen area.)

Kitchen

A modern open plan kitchen with an integrated electric hob, oven and a chrome extractor hood. Fitted with a double glazed window and entrance door to the rear aspect.

Rear Yard

A fully enclosed yard to the rear of the property.

Upper floor Landing 3' 10" x 15' 1" (1.17m x 4.59m)

The upper floor landing area.

Master bedroom 15' 5" x 15' 1" (4.7m x 4.6m)

A double sized Master bedroom to the front of the property. Plenty of space for fitted or free standing wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 6" x 7' 7" (3.2m x 2.3m)

A single sized bedroom to the rear of the property. Comes with fitted wardrobes to the left hand side wall. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 9' 10" x 5' 5" (3.0m x 1.66m)

A modern Family bathroom to the rear of the property. Comes with a basin, toilet and a walk in shower with a glass shower screen. Fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated chrome towel holder.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

