



13 Hargreaves House Crook Street, Bolton
£95,000

Miller Metcalfe
Every step of the way

13 Hargreaves House Crook Street

Bolton

ATTENTION FIRST TIME BUYERS AND INVESTORS Available immediately with no onward chain is this nicely presented and well appointed two bedroom apartment! Located on the upper floor, the apartment offers complete privacy and has the additional benefit of secure parking, intercom system access and a lift. Hargreaves House is located in central Bolton and is close to a number of popular amenities. Bolton University is walkable, as are plenty of shops, supermarkets and leisure facilities. Bolton train station is also close by for those that need to commute and travel. The accommodation briefly comprises; entrance hallway with doors leading to two spacious double bedrooms. A three piece family bathroom suite is on offer in addition to a fitted kitchen with a combination of base and eye level fitted units. At the rear you'll find a spacious reception room which is full of light and has ample space to accommodate a dining table.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

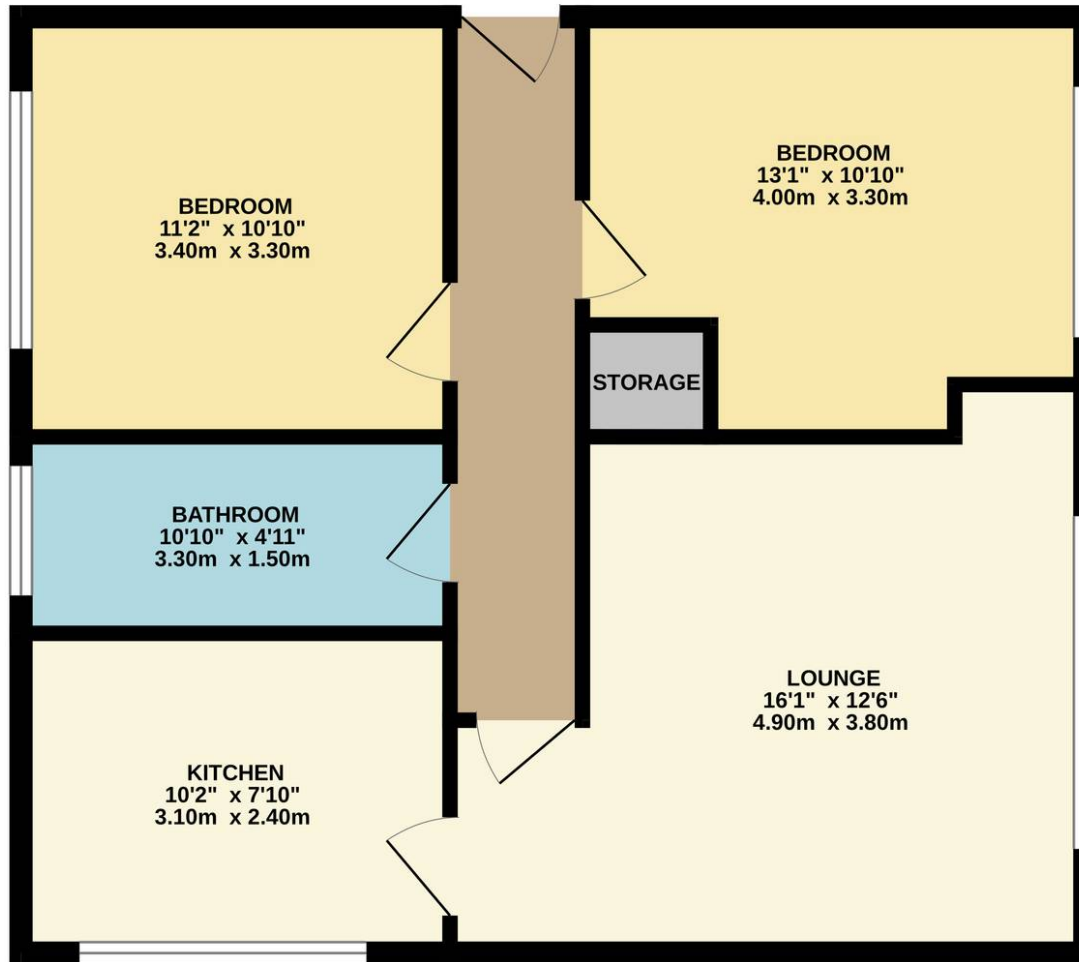








GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 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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