

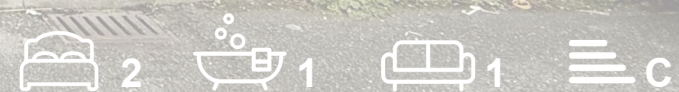


RESIDE
BOLTON



9 Augustus Street
Bolton, BL3 2AG

Offers Over £145,000



9 Augustus Street

, Bolton, BL3 2AG

Immaculately presented throughout, this stunning two-bedroom terrace home offers stylish modern living in a popular and convenient location.

The ground floor features a bright and contemporary lounge with a bespoke built-in media wall, mirrored backs, and striking feature lighting – the perfect space to relax or entertain. To the rear, the well-proportioned kitchen is fitted with a range of wall and base units, granite counter tops and provides direct access to the rear garden.

Upstairs, there are two spacious double bedrooms and a modern three-piece bathroom boasting ample storage and a beautiful skylight, flooding the room with natural light.

Externally, the low-maintenance rear garden features artificial grass, a large shed with lighting and power, and potential to create off-road parking if desired.

Offered in move-in condition, with the option to be sold chain free, this property is ideal for first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended to fully appreciate the standard of accommodation on offer.





Internal

Immaculately presented throughout, this two-bedroom terrace offers stylish modern living. The spacious lounge features a bespoke built-in media wall with mirrored backs and feature lighting, creating a contemporary focal point. The good-sized kitchen includes a range of wall and base units and provides access to the rear garden. Upstairs, there are two double bedrooms and a generous three-piece bathroom complete with ample storage and a skylight for added natural light. The property is in move-in condition and can be sold chain free.

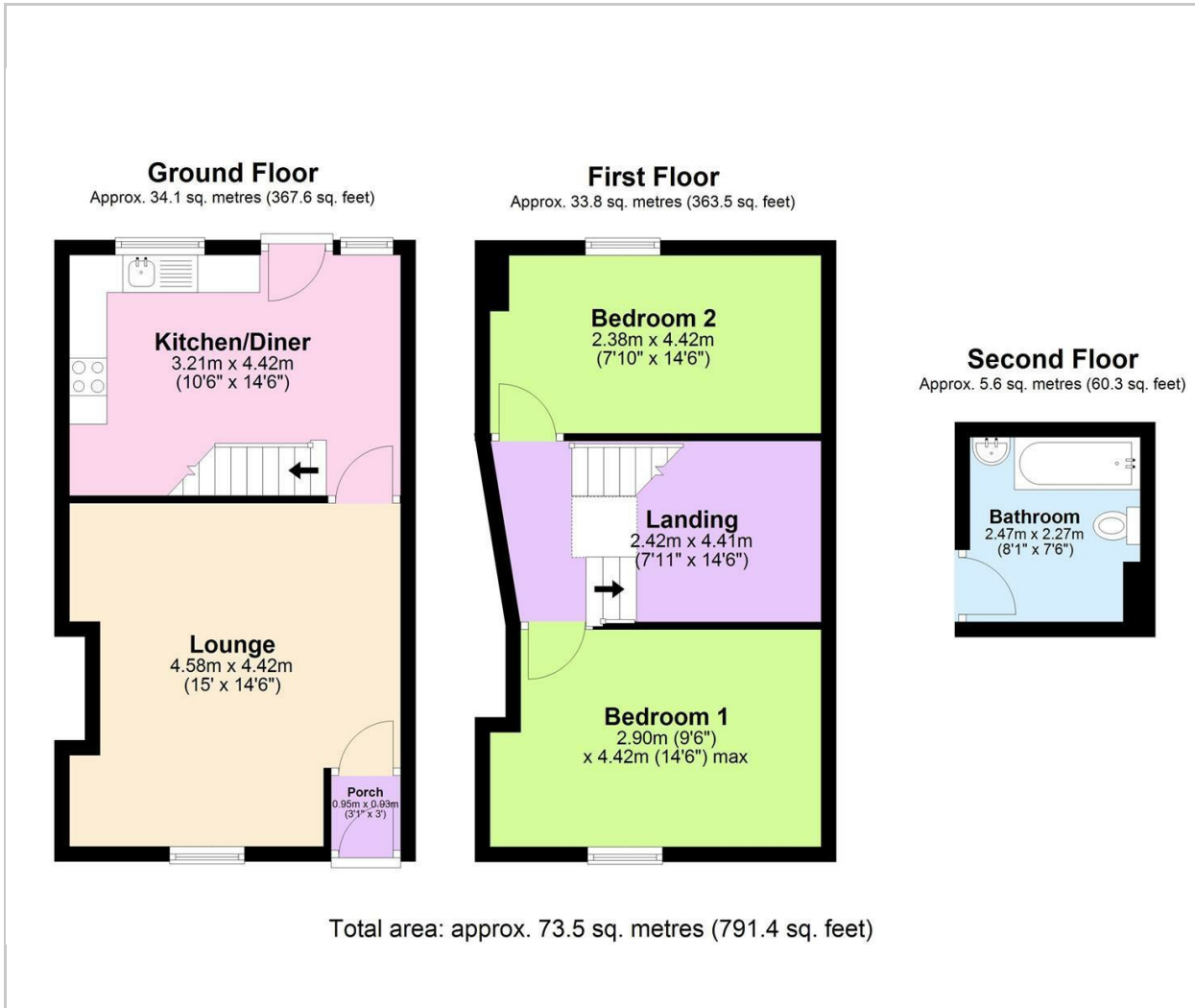
External

To the rear, the property benefits from a low-maintenance garden laid with artificial grass, a large shed fitted with lighting and power, and the potential to create off-road parking if desired.

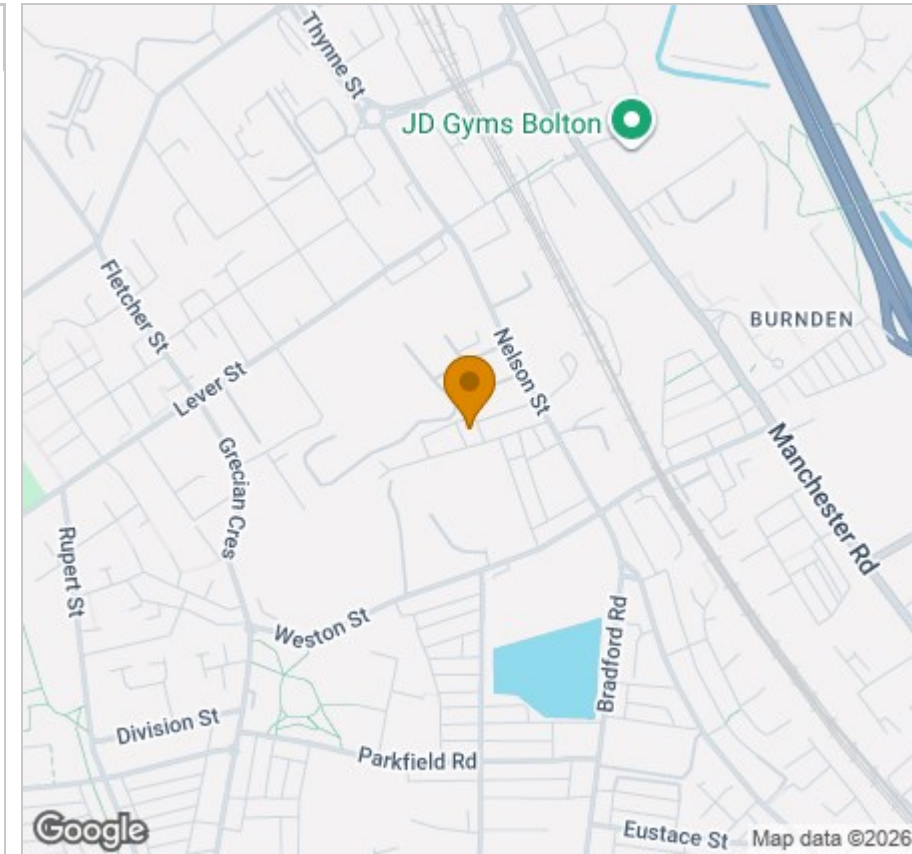
- Close to Bolton Town Centre
- Built In Media in Lounge
- Generous Garden With Storage
- Great Transport Links
- 2 Double Bedrooms
- Move In Condition



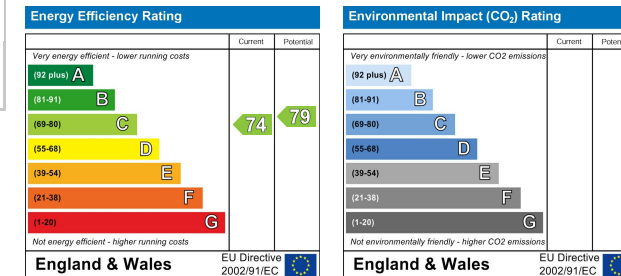
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Le Mans Place Barn Street, Bolton, BL1 1DJ

Tel: 0161 808 0408 Email: hello@residebolton.com www.residestockport.com