

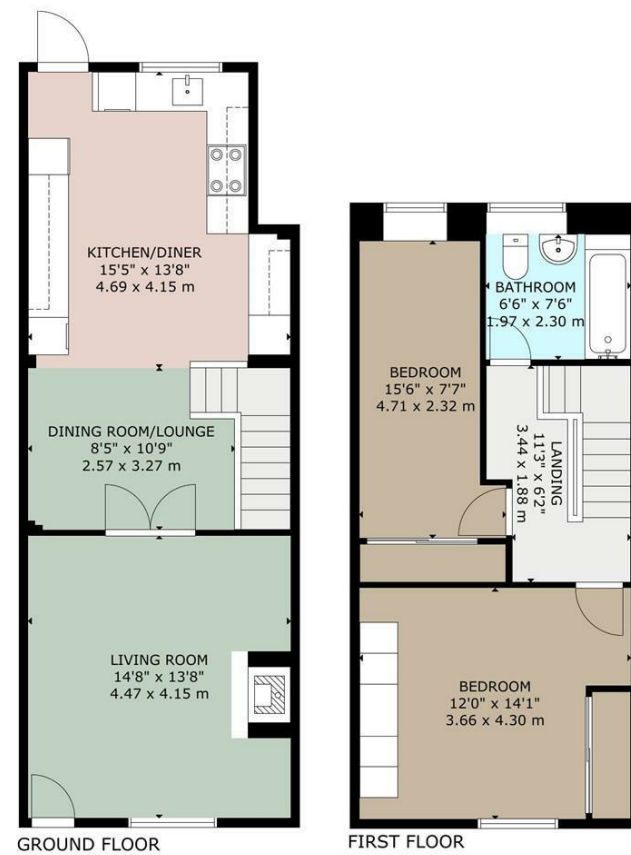


Charles Louis Homes Ltd
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BL0 9HX

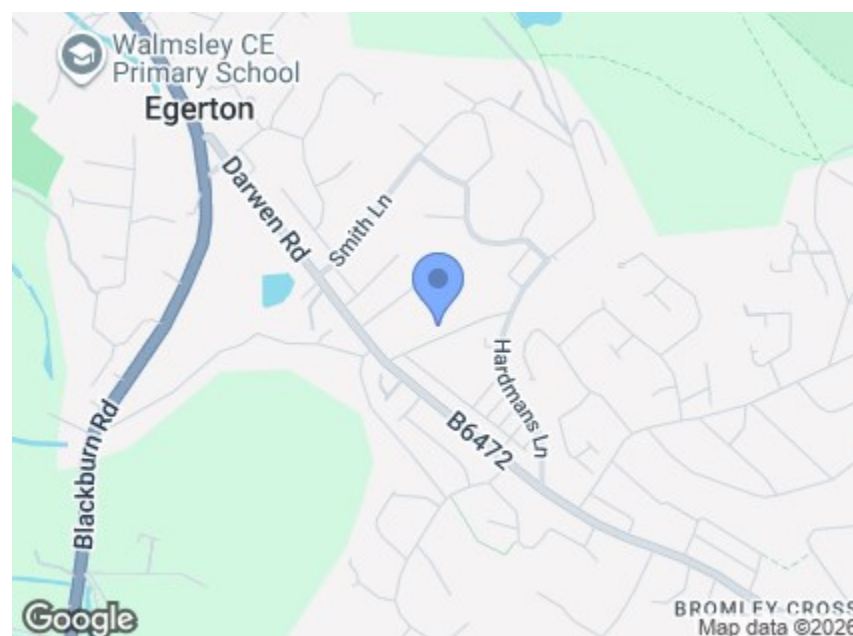
CHARLES LOUIS

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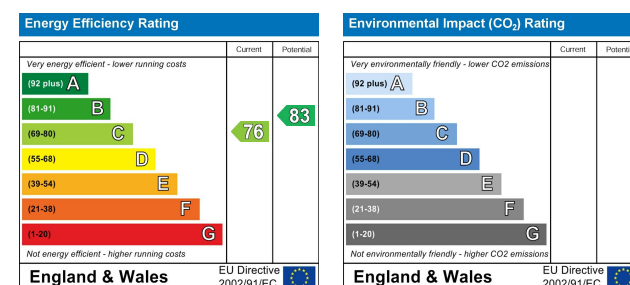


GROSS INTERNAL AREA
TOTAL: 87 m²/938 sq.ft
GROUND FLOOR: 47 m²/511 sq.ft, FIRST FLOOR: 40 m²/427 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL7 9HL What3words - ///drew.rank.credit



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.

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31 Arnold Road

Egerton, Bolton, BL7 9HL

Price guide £249,000



- Beautifully presented two-bedroom mid-terrace home
- Modern fitted kitchen with dining area
- Two generous double bedrooms
- Ideal first-time purchase or buy-to-let investment
- Spacious lounge with plenty of natural light
- Contemporary three-piece bathroom
- Popular Egerton village location close to local amenities and countryside walks
- Tenure,- Freehold , Council Tax - Bolton band B, EPC rated - C

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This beautifully presented two-bedroom mid-terrace home offers stylish accommodation ideal for first-time buyers, downsizers or buy-to-let investors. Combining traditional character with modern finishes, the property has been thoughtfully updated throughout to create a home ready to move straight into.

The accommodation is arranged over two floors and comprises a welcoming lounge to the front with a bright and comfortable feel, leading through to a modern fitted kitchen/diner offering ample storage, a range cooker and space for dining. The kitchen provides direct access to the rear, making it perfect for both everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms together with a contemporary three-piece shower room finished in a clean, modern style.

Positioned in the sought-after Egerton area, the property enjoys excellent access to local shops, cafés, highly regarded schools, countryside walks and transport links into Bolton, Bury and Manchester. Whether you're looking for your first home or an investment in a desirable village location, this attractive property offers an excellent opportunity.

Entrance Vestibule

Welcoming entrance providing access into the main living accommodation.

Lounge

A bright and spacious reception room positioned to the front of the property, offering ample space for lounge furniture and creating a comfortable setting for relaxing.



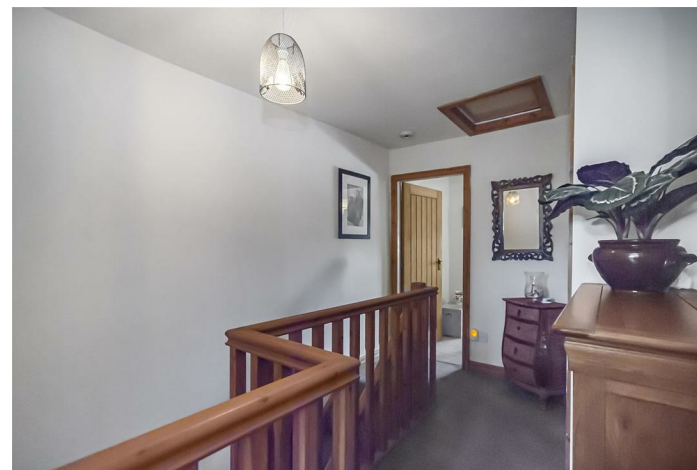
Kitchen / Diner

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, inset sink, freestanding range cooker with extractor over, and space for further appliances. There is ample room for a dining table, making this an excellent social space, with access to the rear of the property.



First floor Landing

Providing access to all first-floor rooms.



Bedroom One

A generous double bedroom overlooking the front aspect with ample space for wardrobes and additional bedroom furniture.



Bedroom Two

A well-proportioned second double bedroom positioned to the rear of the property, ideal as a guest room, children's bedroom or home office.



Bathroom

A stylish modern bathroom with a panel enclosed bath, with thermostatic shower and low-level WC and wash hand basin, complemented by contemporary tiling and fittings.



Externally

The property benefits from low-maintenance outdoor space, ideal for enjoying warmer months, with driveway parking for one vehicle. Situated within the desirable village of Egerton, residents can enjoy a wealth of local amenities, scenic countryside walks and convenient transport connections.

