



551 Wigan Road, Bolton
£175,000

Miller Metcalfe
Every step of the way

551 Wigan Road

Bolton, Bolton

IDEAL FIRST TIME BUYLOFT AREA***OFF STREET PARKING TO THE REAR*** This property is located within walking distance to local shops, bus routes along Wigan Road & St Helens road & is only a short drive to the M61 & Lostock Train Station. There are also plenty of schools within walking distance such as Haslam Park & Brandwood Primary Schools. Accommodation briefly comprising vestibule, lounge, fitted dining kitchen and utility room. Rising to the first floor are two bedrooms and a three piece bathroom suite. There is also a loft area. Outside is a garden to the front and a rear garden with double gates proving off street parking. The property is heated by a gas central heating system and is double glazed.

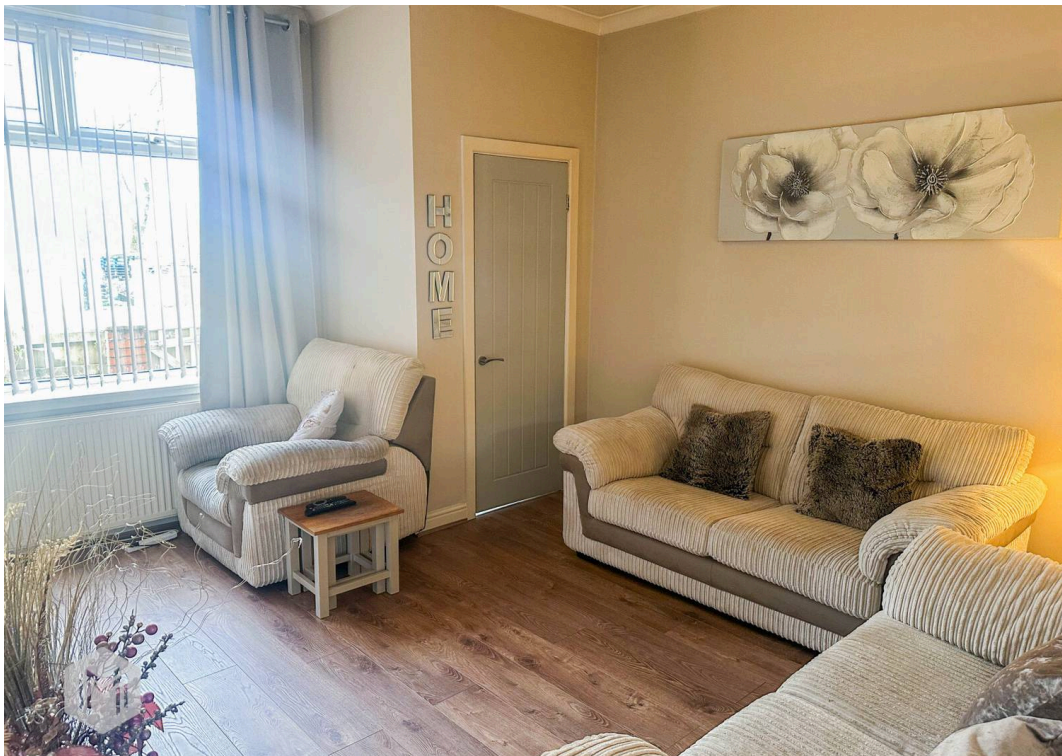
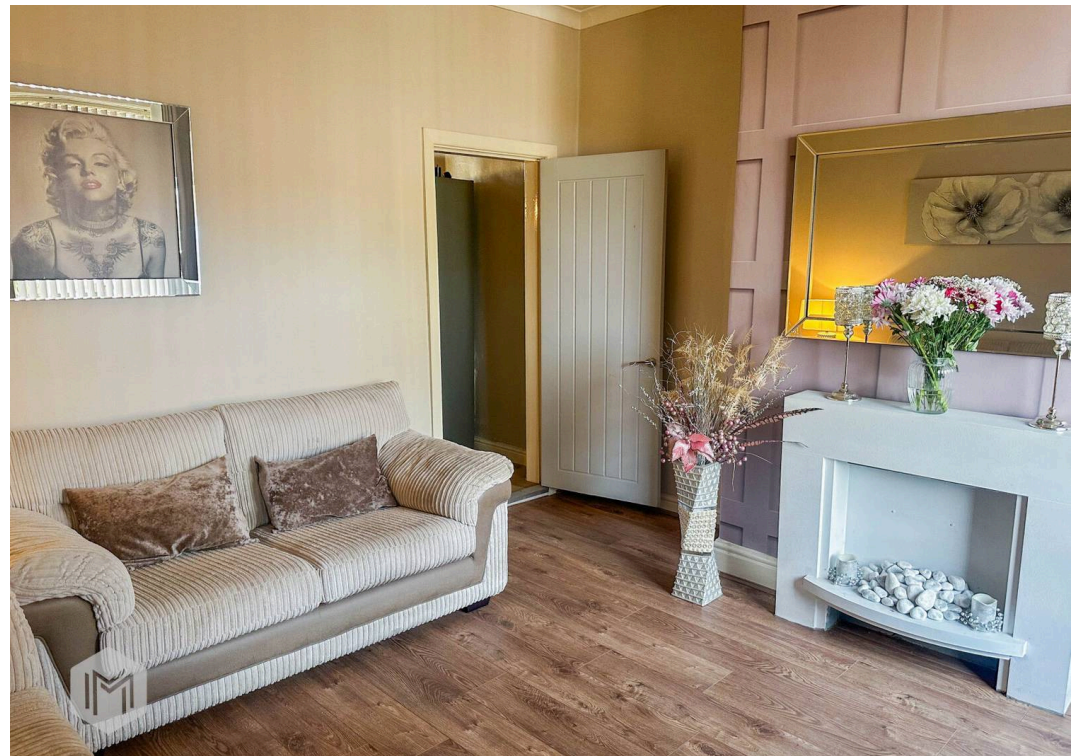
Council Tax band: A

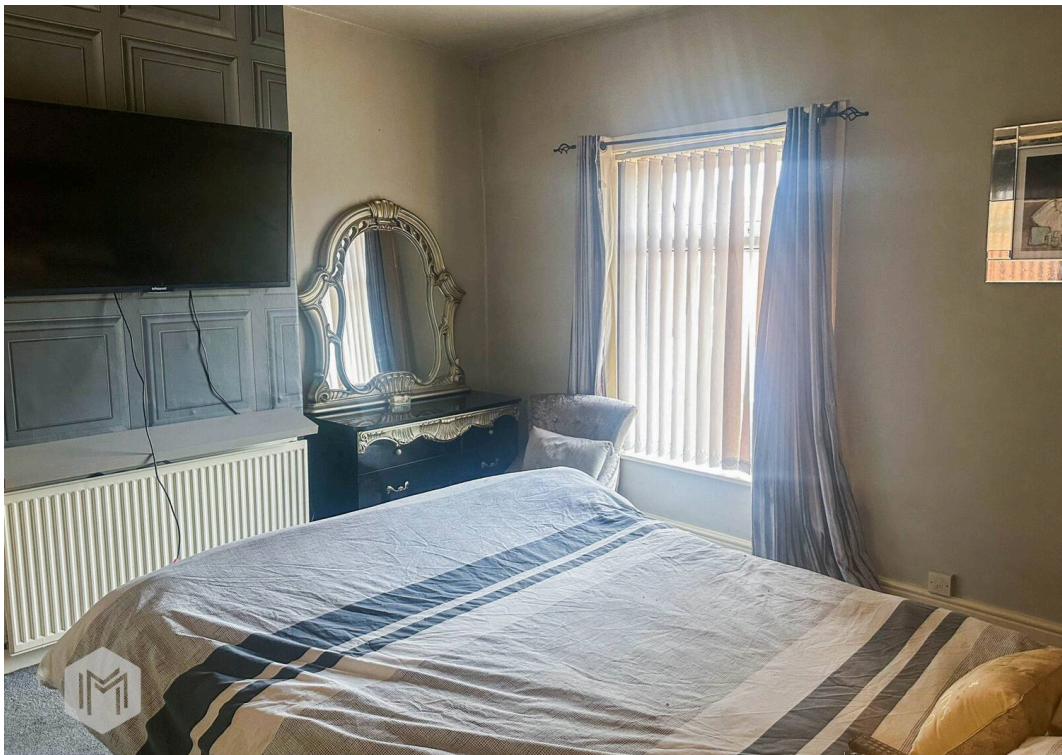
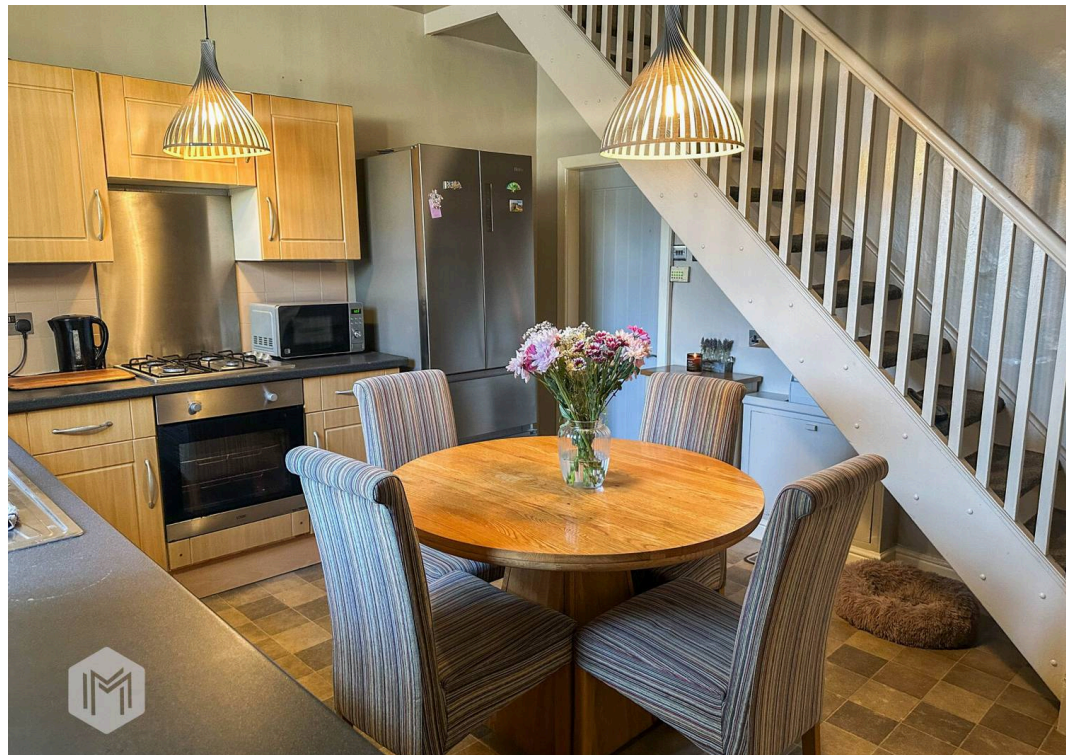
Tenure: Leasehold

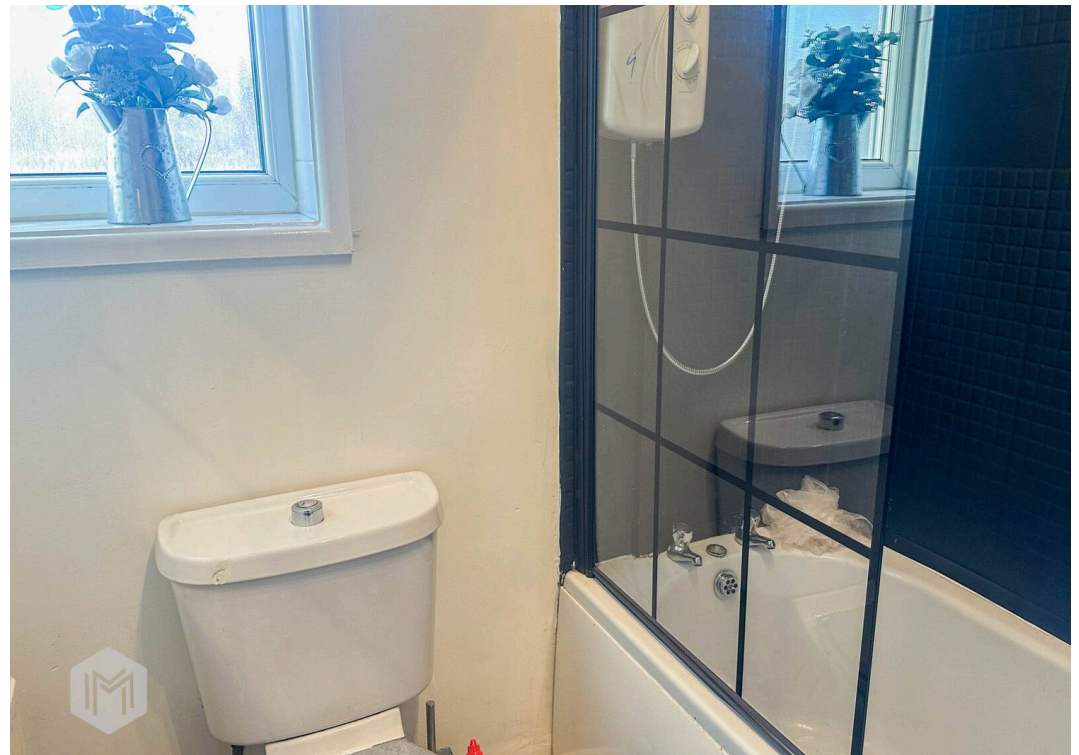
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

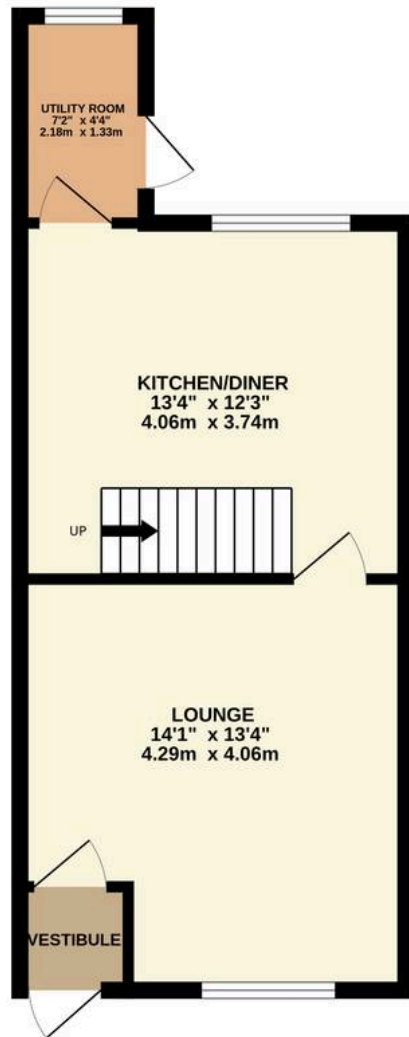




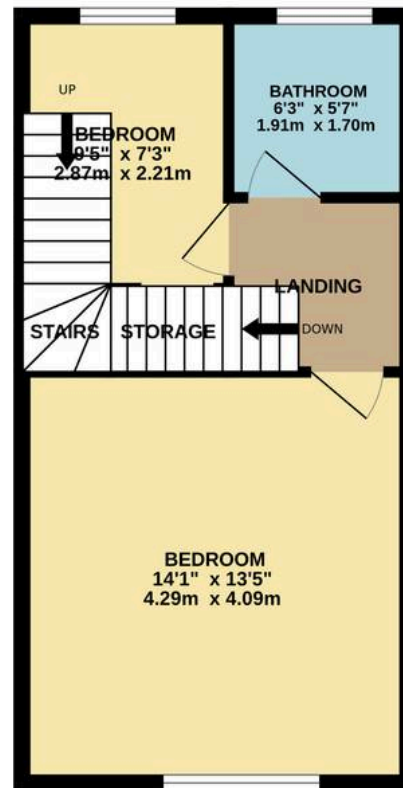




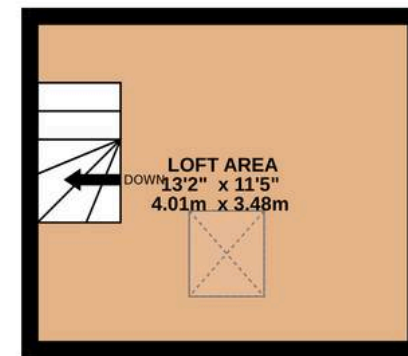
GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR
153 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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