



7 High Bank Street, Bolton

£130,000 Leasehold

Two double bedroom terrace • Modern kitchen with laminate worktops • Three piece bathroom • Outbuilding which is great for storage • Loft room • Perfect first time buyer property • Excellent investment property as would rent for £850 per month • Close to local amenities • Walking distance to good primary schools • Walking distance to Bolton train station

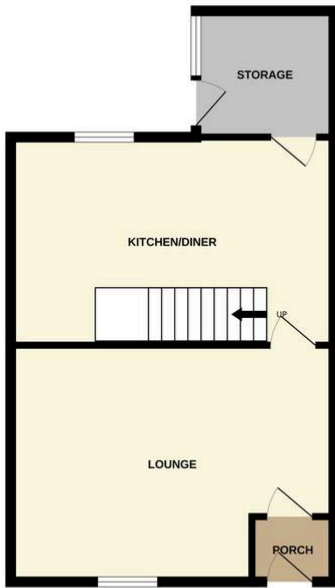




Welcome to this charming 2 Bedroom Terraced House nestled in a sought-after area, offering a perfect blend of functionality and comfort for a new homeowner or an astute investor. This two double-bedroom terrace exudes a sense of cosiness and modern flair, with the convenience of urban living at your doorstep.

Upon entering, you are greeted by a modern kitchen featuring laminate worktops that not only provide a stylish aesthetic but also ensure durability for daily use. The kitchen caters to both culinary enthusiasts and those seeking a space for casual dining, making it the heart of the home where delicious meals and memorable conversations are shared.

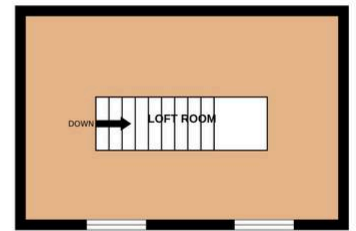
GROUND FLOOR



1ST FLOOR

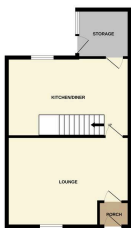


2ND FLOOR



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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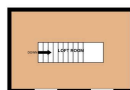
GROUND FLOOR



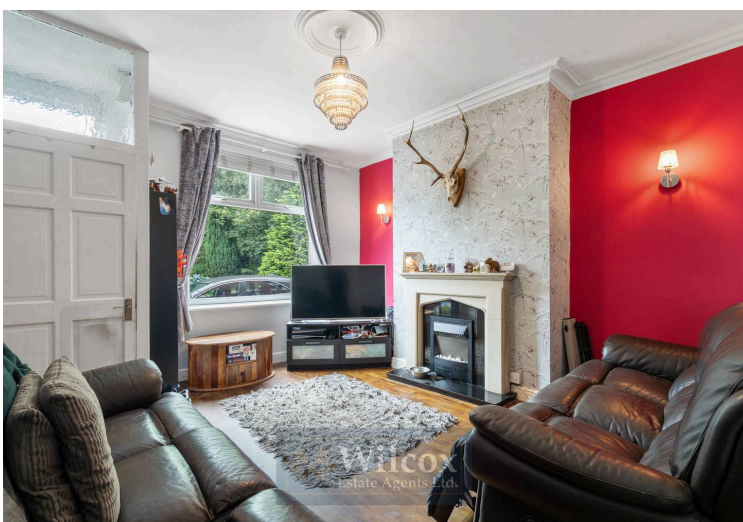
1ST FLOOR



2ND FLOOR



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The property boasts a three-piece bathroom, offering a tranquil space for unwinding after a long day. The soothing ambience is sure to enhance your relaxation as you indulge in a hot bath or refreshing shower. Additionally, the presence of an outbuilding provides ample storage space for all your belongings, keeping the main living areas free from clutter and organised.

For those in need of extra space, a loft room presents a versatile area that can be tailored to suit your lifestyle, whether as a home office, a cosy reading nook, or a guest room for visitors. This additional space expands the possibilities of how you can utilise and enjoy every corner of this delightful abode.

Ideal for first-time buyers, this property offers a warm and inviting atmosphere that welcomes you to create lasting memories with loved ones. Moreover, its excellent potential as an investment property is highlighted by the enticing prospect of renting it for £850 per month, making it a lucrative asset for savvy investors seeking long-term returns.

Situated in close proximity to local amenities, residents will enjoy the convenience of shops, cafes, and other services within easy reach. For families with young children, the property's location within walking distance to good primary schools ensures a seamless transition for little ones embarking on their educational journey.

Commuters will appreciate the property's proximity to Bolton train station, facilitating effortless travel for work or leisure pursuits. The convenience of having this transportation hub within walking distance adds to the property's appeal, offering residents a well-connected lifestyle where urban amenities are within easy reach.

In conclusion, this 2 Bedroom Terraced House presents a delightful opportunity to embrace comfortable living in a well-connected location. Whether you are seeking a charming home to call your own or aiming to expand your property portfolio, this residence caters to a diverse range of preferences and investment goals. Book your viewing today and discover the potential of this inviting property.