

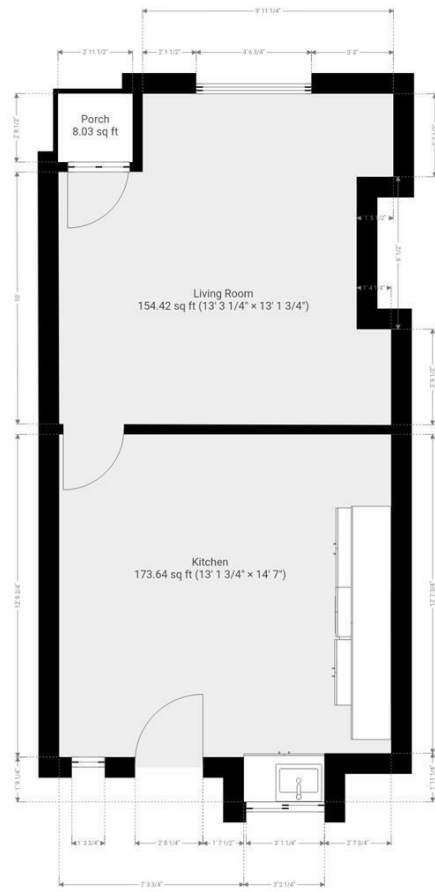


## 42 NUNNERY ROAD BOLTON, BL3 4HJ

**£155,000**  
**LEASEHOLD**

This beautifully presented two-bedroom end terrace is an excellent opportunity for both homebuyers and investors alike. Finished to a high standard throughout, the property is move-in ready with a fresh, modern feel. The stylish kitchen diner provides the perfect space for cooking and entertaining, complemented by a sleek family bathroom that has been tastefully upgraded. The home also benefits from new carpets throughout, giving it a welcoming and contemporary finish. On the ground floor, there is a bright and airy reception room to the front, ideal for relaxing or hosting guests, while the spacious kitchen diner at the rear offers plenty of room for family meals. Upstairs, the property boasts a generous double bedroom alongside a smaller double, both neutrally decorated and ready for personal touches. To the rear, a private yard provides outdoor space that is easy to maintain. The location is particularly convenient, with a wide range of amenities nearby. Local shops, supermarkets, and eateries are all within easy reach, while Bolton town centre is just a short distance away, offering further shopping, dining, and leisure facilities. Families will appreciate being close to well-regarded schools, and commuters benefit from excellent transport links. Moses Gate train station is just minutes away, providing direct routes into Manchester and beyond, while the A666 and M61 are easily accessible for those travelling by car. Bus routes also serve the area well, ensuring quick connections across Bolton and surrounding areas. This property combines modern living with excellent local amenities and transport links, making it an ideal choice for a first-time buyer, small family, or landlord seeking a ready-to-let investment.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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