



140 Lawn Street, Bolton

Offers Over £155,000

Miller Metcalfe
Every step of the way

140 Lawn Street

Bolton, Bolton

Beautifully Presented Two Bedroom Terraced With Modern Kitchen & Separate Utility Room

Are you a first time buyer looking for a property you can move straight into and enjoy immediately? This nicely presented and well appointed property on Lawn Street has tons of appeal and is a true credit to the current owner. The house is neutrally decorated throughout and we think it would make a perfect first home for someone looking to take their first steps on the market. Take advantage of a bright and airy modern kitchen, a separate utility room, fitted bathroom suite and two generous bedrooms. The house is located on a quiet street just off Chorley Old Road in Bolton. A number of excellent amenities are close by such as shops, supermarkets, schools and leisure facilities. The accommodation briefly comprises: entrance vestibule with a door leading to a bright and airy lounge. Adjacently you'll find an impressive kitchen area with a combination of base and eye level fitted units. The kitchen leads to a separate utility room at the rear. Take the stairs to the first floor where there's two generous bedrooms and a fully fitted bathroom suite.

Council Tax band: A

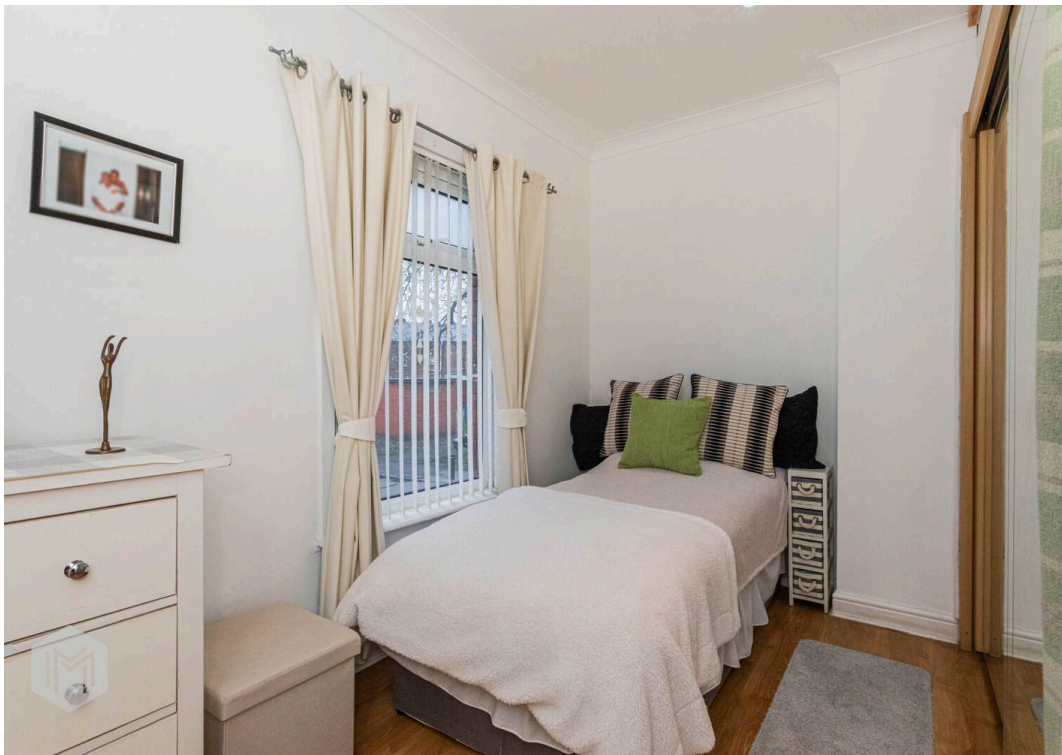
Tenure: Leasehold

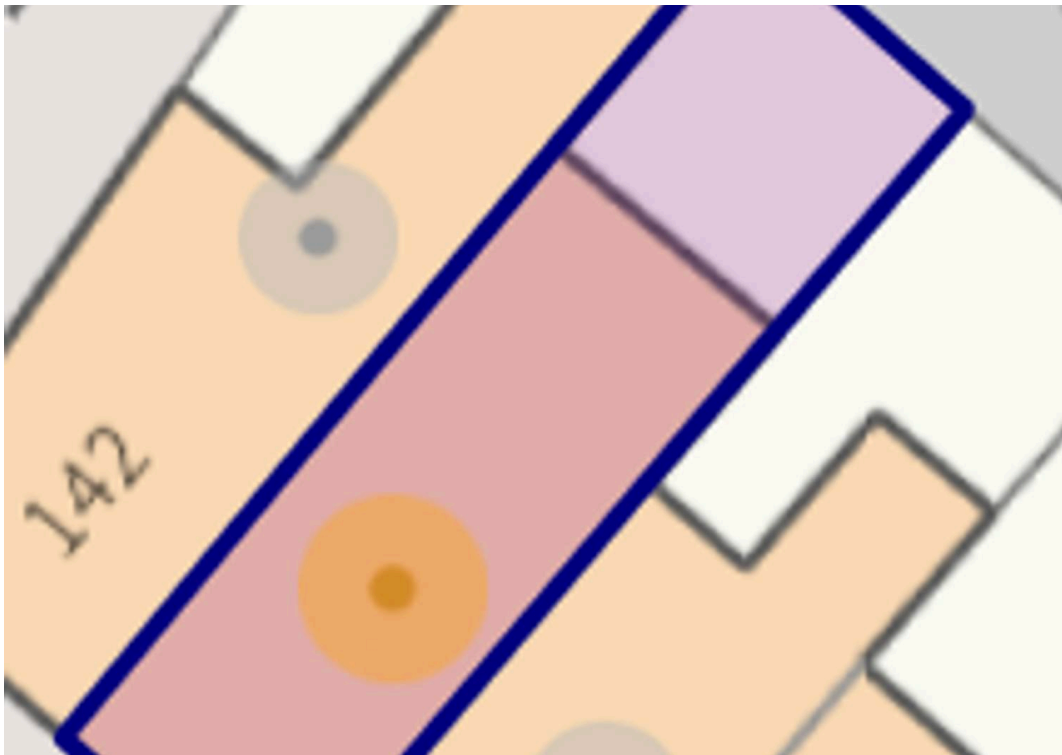
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

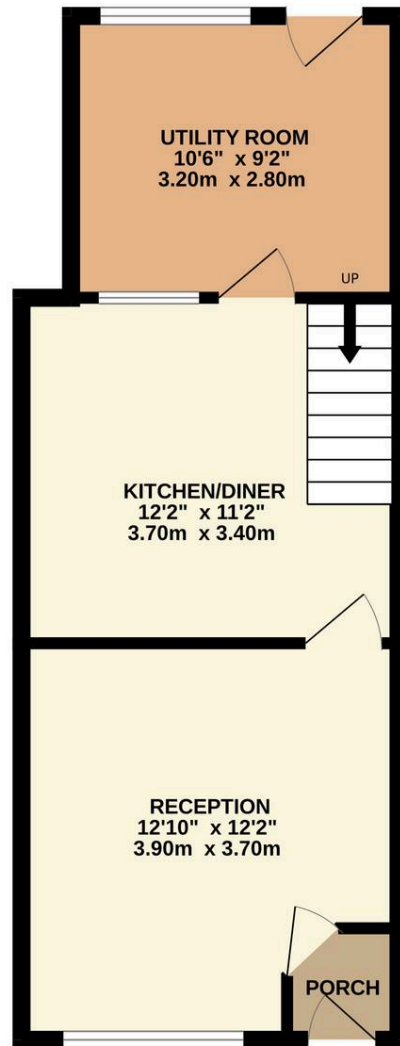




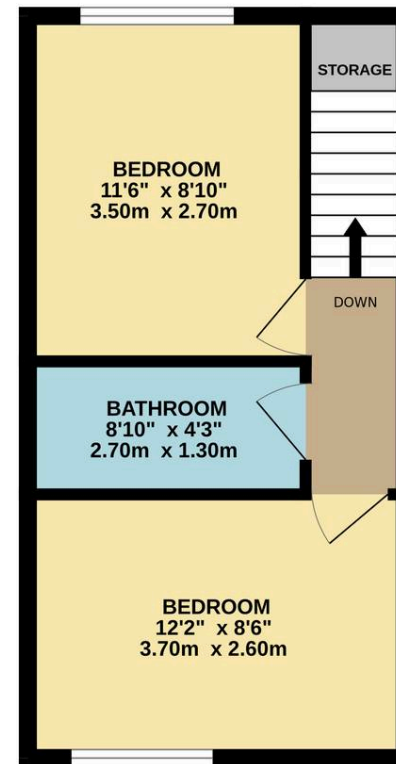




GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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Bolton

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