



11 Minton Court Hough Street, Bolton

In Excess of £95,000

Miller Metcalfe
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11 Minton Court Hough Street

Bolton, Bolton

MODERN FIRST FLOOR APARTMENT WITH OWN FRONT DOOR IN CENTRE OF DEANE

- IDEAL FTB OR BTL INVESTMENT A very well designed and lovely appointed first floor apartment set in a very convenient position on Hough Street/Deane Road, Deane. It is ideally located within walking distance for all the local shops and across the road from the local bus routes. It is also a short distance from the M61 motorway network, Middlebrook Retail Park and Bolton train station. The apartment would ideally suit anyone looking to downsize, first time buyers or as a BTL investment. The property briefly comprises of ramped access up to its own front door, entrance porch, spacious open plan lounge/diner/kitchen which is flooded with light from the large windows, two bedrooms and a 3 piece bathroom suite. Outside there an allocated parking space with gated entrance.

Council Tax band: B

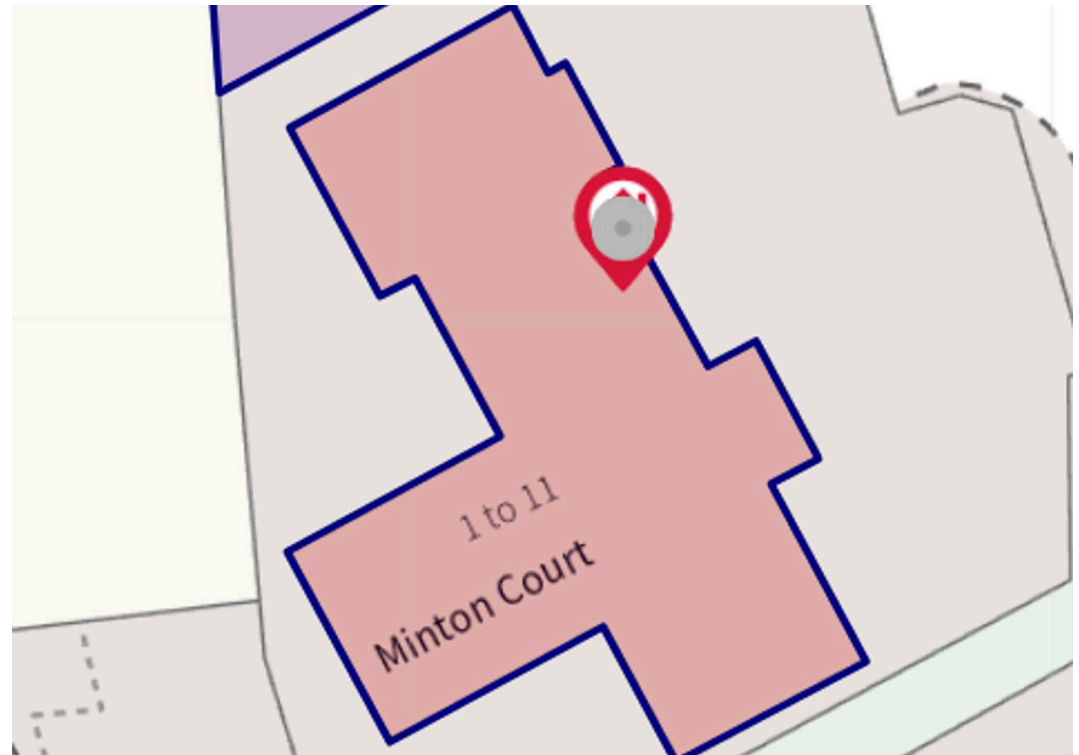
Tenure: Leasehold

EPC Energy Efficiency Rating: C

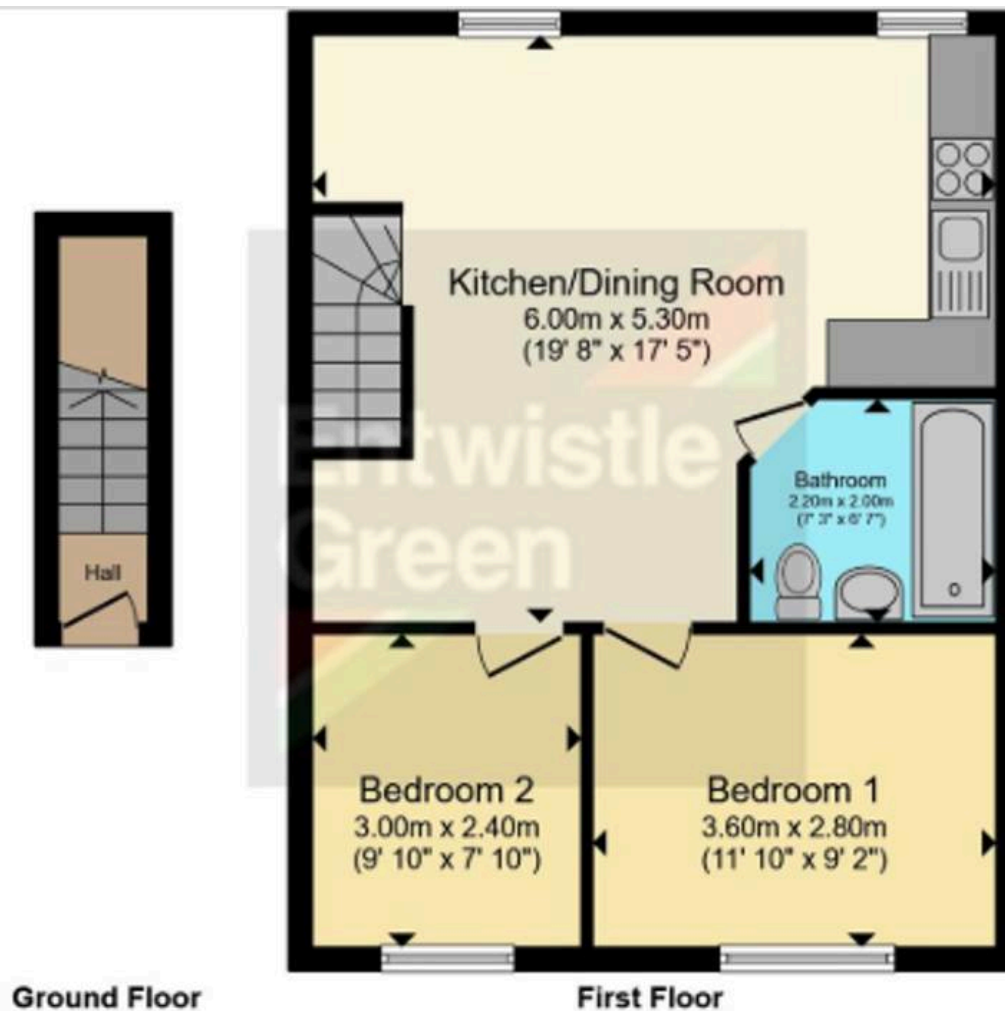
EPC Environmental Impact Rating: C











Total floor area 52.5 m² (565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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