

**Angle Street, Bolton, Greater Manchester BL2 2EH
Offers In Excess Of £120,000**

A well-presented, two-bedroom end-terrace home located on Angle Street in the popular Tong Moor area of Bolton. This property is suitable for first-time buyers, investors wanting to add value and people downsizing.

Angle Street is ideally positioned offering easy access to Bolton town centre, Radcliffe, and Manchester, all with their excellent range of amenities. The property is also well placed for convenient transport links, making it an excellent choice for first-time buyers, young families or those looking for a home with both comfort and accessibility.

The accommodation briefly comprises an entrance vestibule, a bright and welcoming front lounge which is open plan to a second reception room, creating an excellent space for relaxing or entertaining. To the rear there is a fitted kitchen with storage and workspace.

On the first floor, the property offers two bedrooms, along with an additional room which cannot be classed as a third bedroom as it is accessed through one of the other bedrooms. While this space is currently arranged as a walk-through room, it offers flexibility for a variety of uses and presents an opportunity for buyers to reconfigure or remodel the layout to add a third bedroom and potentially add value. The floor is completed by a three-piece family bathroom suite featuring a shower over the bath.

The home is warmed by a gas central heating system and benefits further from uPVC double glazed windows, ensuring both economy and comfort.

Externally, the property benefits from an enclosed rear garden/yard, providing a private outdoor space with ample room for seating and family use. On-street parking is also available to the front of the property.

The property also represents a turn-key investment opportunity and is currently achieving £850 per calendar month (£10,200 per annum) in rental income, making it an attractive option for investors seeking immediate returns.

The property can be sold with or without the current tenant in place.

Lounge

17'0" x 10'9" (5.20m x 3.30m)

Dining Room

16'4" x 13'1" (5.00m x 4.00m)

Kitchen

7'2" x 7'6" (2.20m x 2.30m)

Bedroom

11'5" x 5'10" (3.50m x 1.80m)

Bedroom

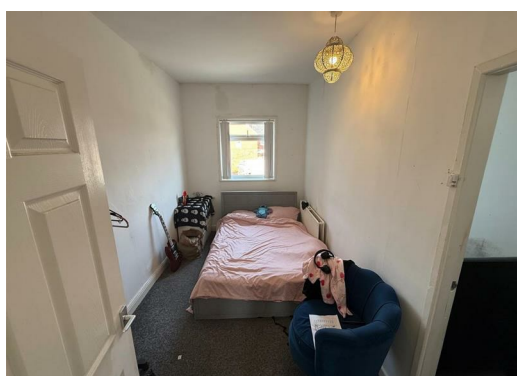
7'6" x 13'1" (2.30m x 4.00m)

Room

8'6" x 13'1" (2.60m x 4.00m)

Bathroom

11'5" x 4'7" (3.50m x 1.40m)



Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

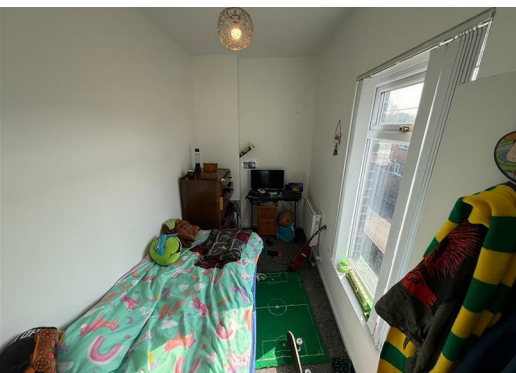
Vacant possession upon completion

Viewing:

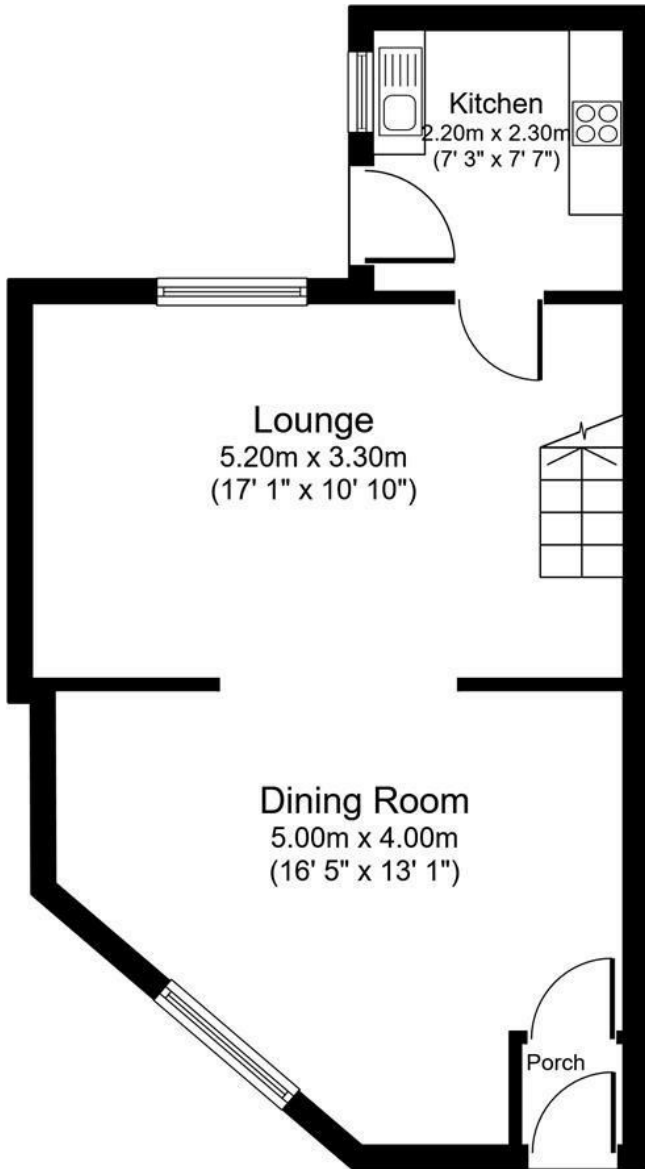
Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information For Successful Buyers:

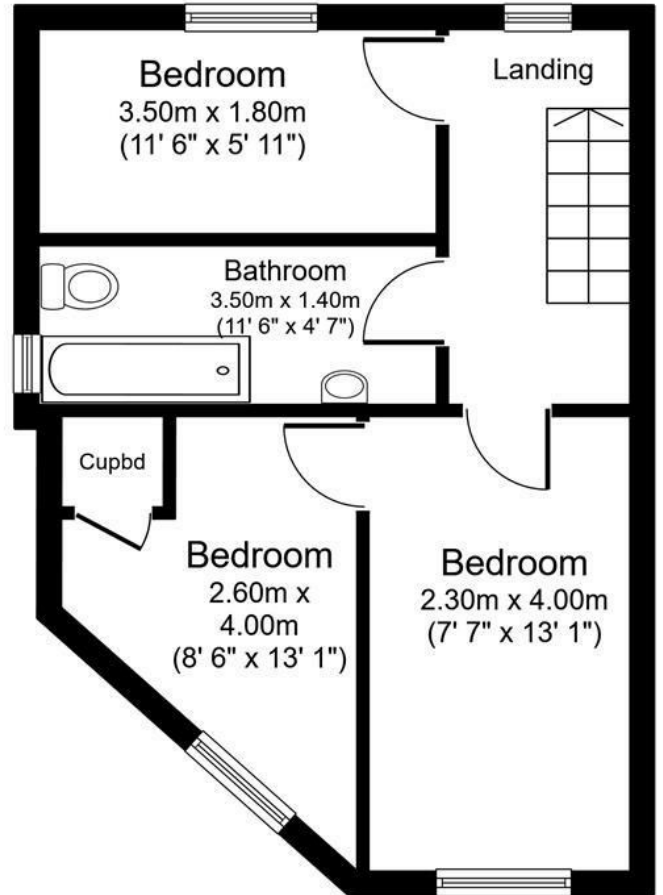
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Total floor area 74.5 sq.m. (802 sq.ft.) approx

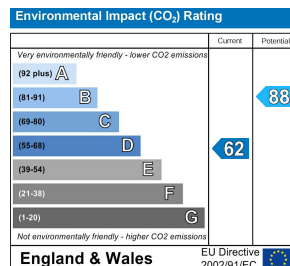
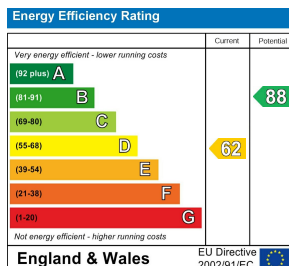


Ground Floor



First Floor

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