



12 Bolton Road, Leicester

Offers Over **£165,000**



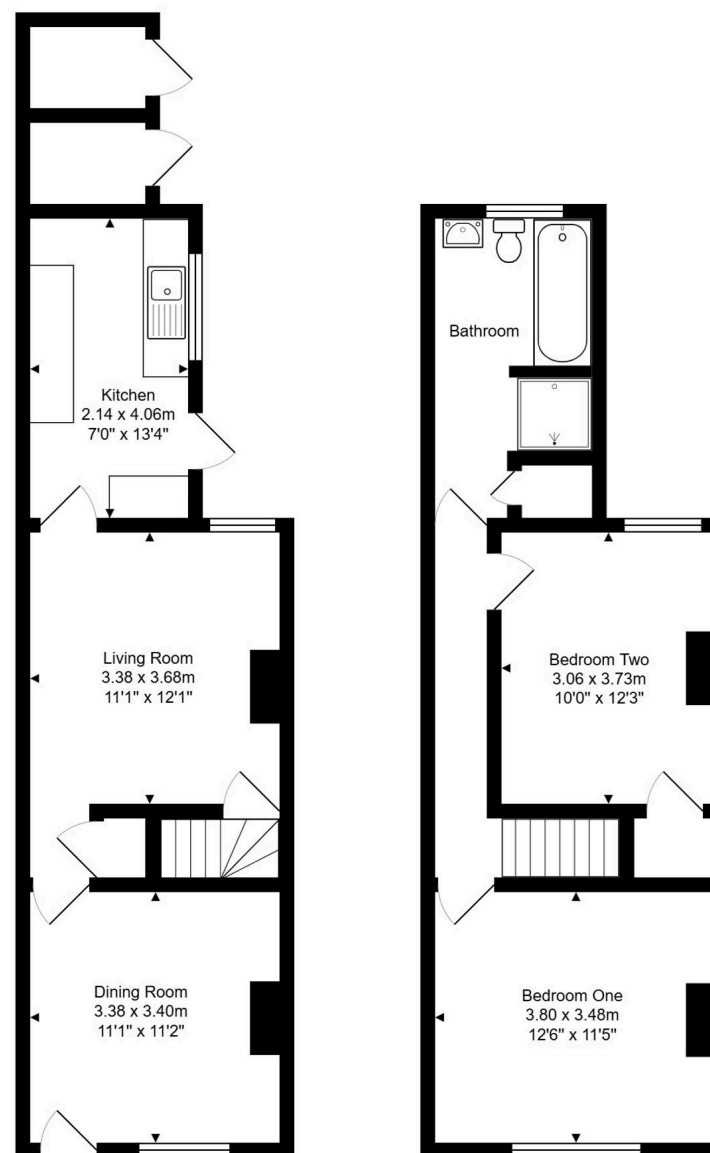
12 Bolton Road

Leicester, Leicester

**** CALL TO VIEW **** TWO bedroom mid terraced house **** TWO RECEPTION ROOMS **** LOVELY MODERN bathroom with EN-CLOSED SHOWER cubicle **** courtyard styled REAR GARDEN with OUTBUILDING **** LOCAL SHOPS nearby
Council Tax band: A

Tenure: Freehold

- A two bedroom mid terraced house which is ready to view internally
- Two reception rooms which could be used as a dining and living room
- Kitchen to the rear of the house, with access to the courtyard styled garden
- A lovely modern bathroom, having the added bonus of an enclosed shower cubicle
- Ready to move into, with the option for a buyer to add their own mark on it to truly make it their own
- Outbuilding within the courtyard styled rear garden
- This property could be bought to either live in or let out
- Within close proximity to the local shops, supermarkets, school and with the area benefiting from bus services to various destinations
- The house is located on Bolton Road which is situated between the A47 Hinckley Road and Glenfield Road



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

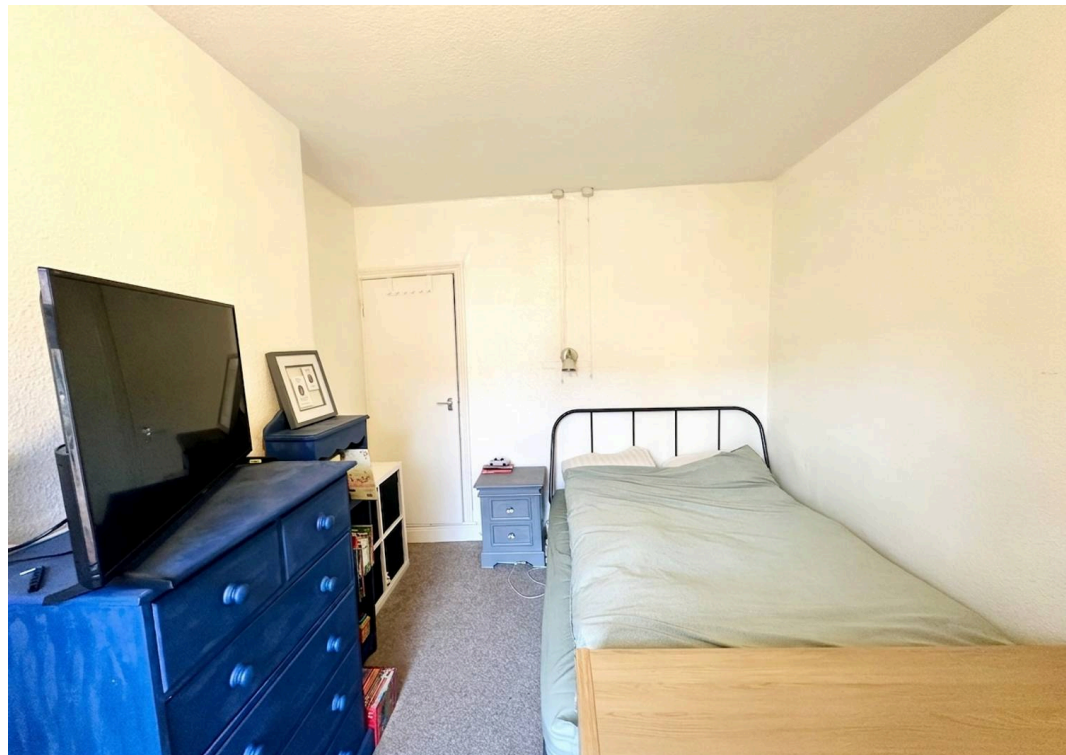
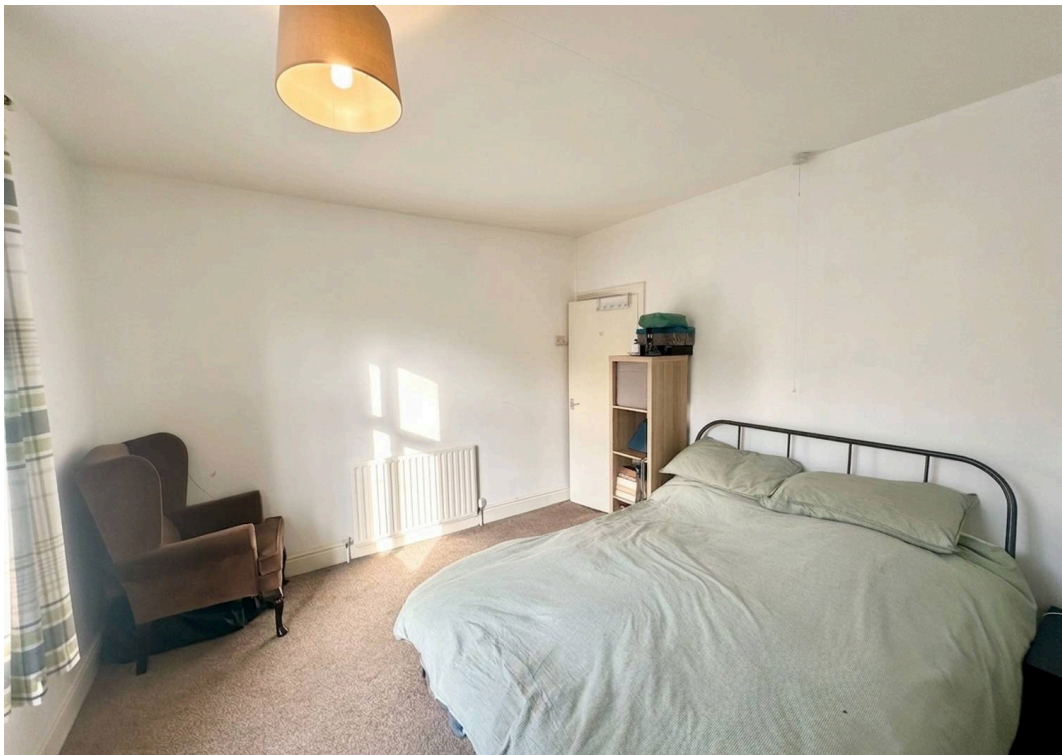
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**** CALL TO ARRANGE A VIEWING -** This two bedroom mid-terraced house presents an excellent opportunity for both home buyers and buy to let purchasers, offering comfortable accommodation that is ready to view internally. The ground floor features two well-proportioned reception rooms, ideal for use as separate dining and living areas, allowing flexibility to suit your lifestyle. The kitchen is positioned at the rear of the house and provides direct access to the garden, making it convenient for outdoor dining or entertaining. Upstairs, the house boasts a lovely modern bathroom, complete with an enclosed shower cubicle and separate bathtub, offering a fresh and contemporary feel. The property is ready for immediate occupation, yet also provides scope for a buyer to add their own personal touches to truly make it their own home. Situated on Bolton Road, between the A47 Hinckley Road and Glenfield Road, the location is highly convenient for local shops, supermarkets, schools and bus services to a variety of destinations, making it ideal for commuters and families alike. You also have convenient access to Leicester City Centre.

Externally, the property enjoys a low maintenance courtyard styled enclosed garden, perfect for those seeking an easy-care outdoor space, and providing a nice area to relax or entertain, whilst featuring access to a useful outbuilding (ideal for storage, a workshop or a utility area). The outdoor space complements the internal accommodation, providing a pleasant living area and a practical solution for those who prefer not to spend too much time on garden upkeep. With its combination of nicely presented interiors, practical outside space and excellent location, this house represents a fantastic opportunity to acquire a home that is both ready to move into and offers potential for further personal decoration enhancement.









SCAN THE QR CODE FOR ONLINE DETAILS

