



25 Rushey Fold Lane, Bolton
£135,000

Miller Metcalfe
Every step of the way

25 Rushey Fold Lane

Bolton

Well Appointed Two Bedroom Mid Terraced | Two Reception Rooms With Separate Kitchen

Looking for your first home that you can move straight into and put your own stamp on?

This well appointed two bedroom property on popular Rushey Fold Lane is sure to fit the bill. Offering an abundance of space unlike most others of its kind, take advantage of two receptions rooms, perfect for separate living and dining spaces plus a spacious fitted kitchen. Furthermore there's two bedrooms on offer in addition to a fitted bathroom suite. We think this would make a perfect purchase for a first time buyer or young couple - due to the increasing popularity of the area, it could also suit a rental investor looking to enhance their portfolio.

The house is located on Rushey Fold Lane which is accessed just off Halliwell Road in Bolton BL1. A number of excellent amenities are nearby such as shops, supermarkets, schools and leisure facilities.

The accommodation comprises: entrance vestibule with a door leading to a bright and welcoming lounge area. Adjacent is another reception room which could be a dining room or extra sitting room. The dining room leads to a spacious fitted kitchen with a combination of base and eye level fitted units. Take the stairs to the first floor and you'll find two double bedrooms and a fully fitted bathroom suite.

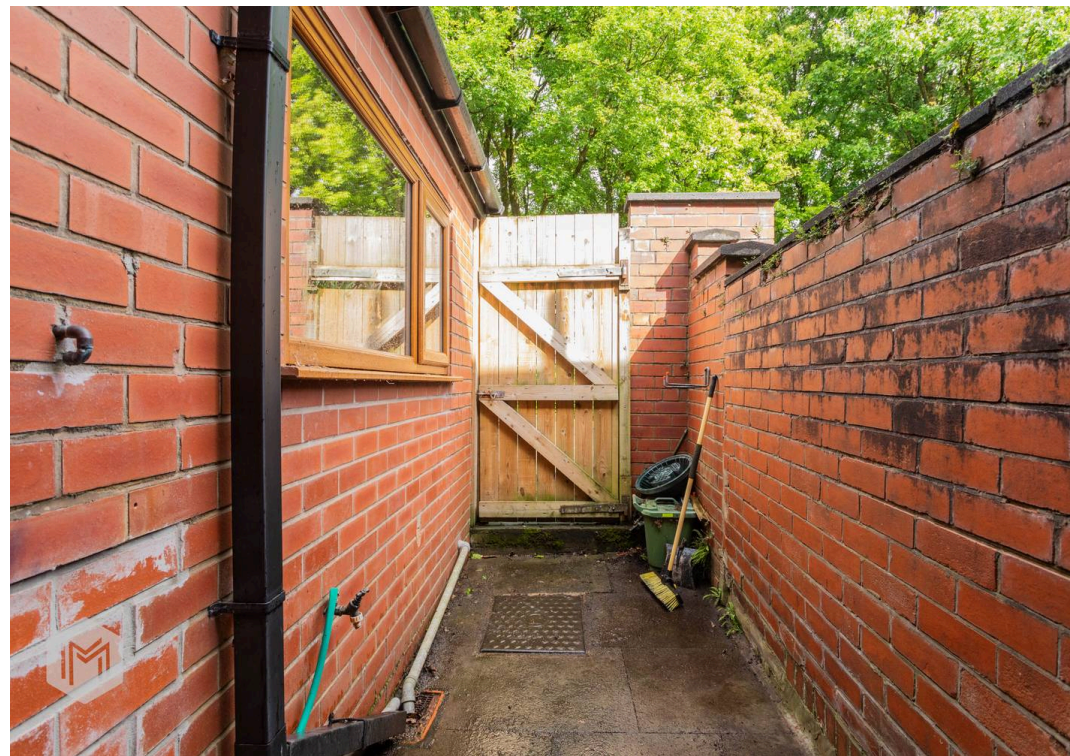
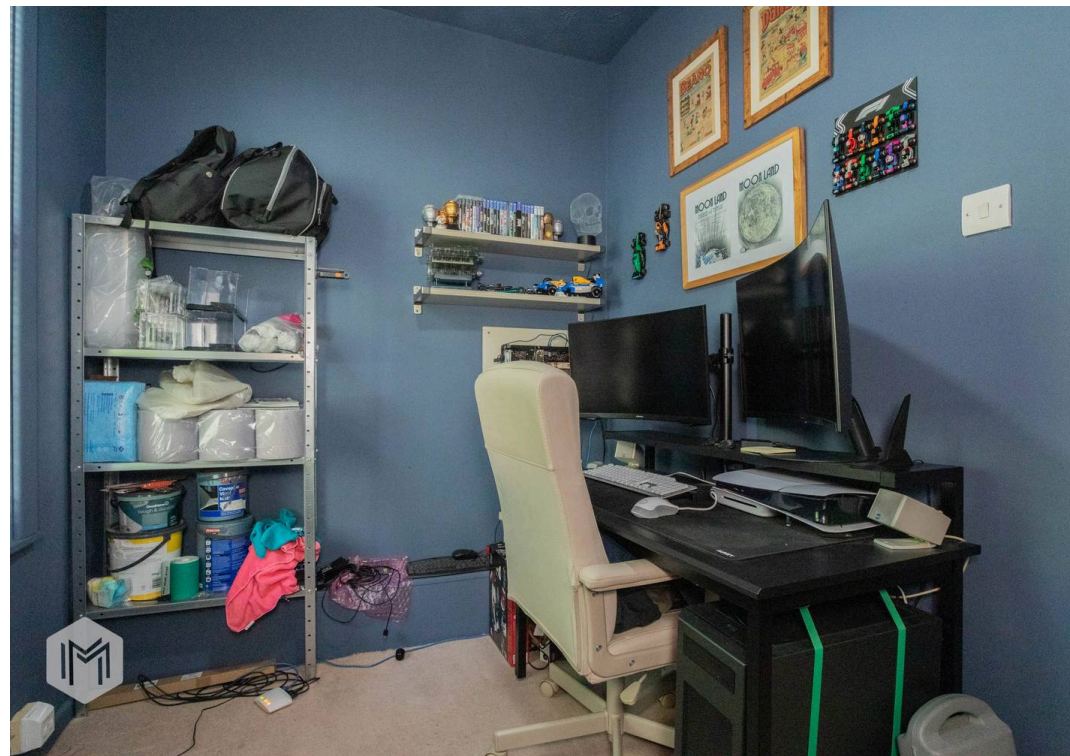
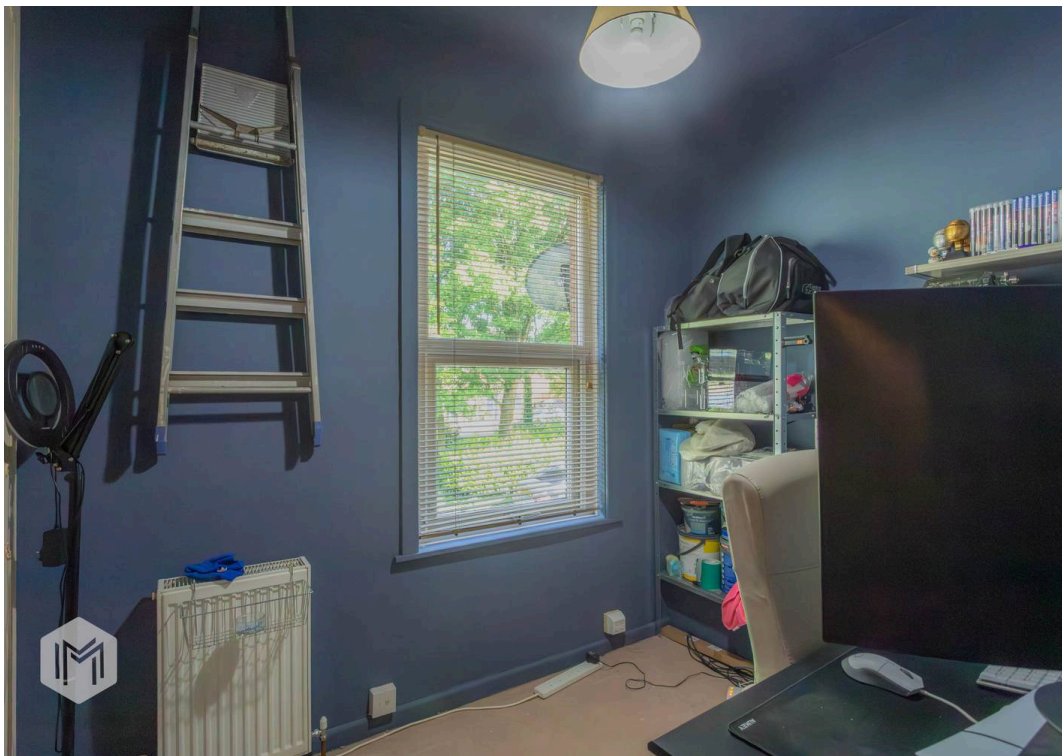
Council Tax band: A

Tenure: Leasehold

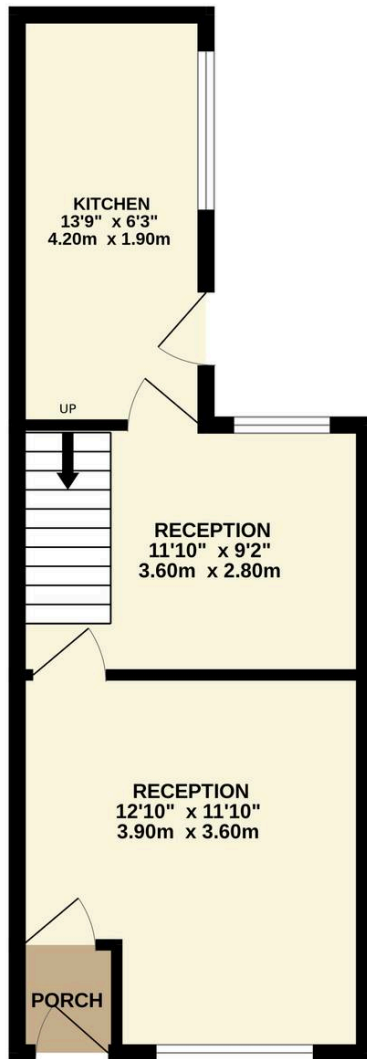




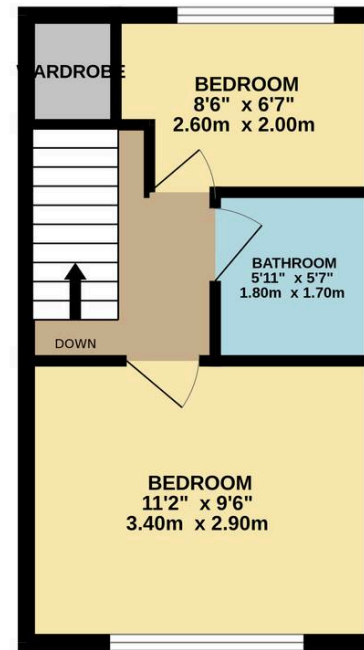




GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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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