



40 Curzon Road, Bolton
£135,000

Miller Metcalfe
Every step of the way

40 Curzon Road

Bolton

*** Calling All Investors - Superb Two Bedroomed Traditional Terraced Home, Spacious Lounge, Modern Fitted Kitchen, Three Piece Bathroom and Garden to the Rear, Located Within a Popular Residential Area With Easy Access into Bolton town centre and Manchester City Centre. Sold with Sitting Tenant ***

This is a superb opportunity to purchase a fantastic home that offers well-proportioned living space that includes two bedrooms, lounge, fitted dining kitchen, three piece bathroom and a low maintenance rear garden. Situated in a popular area on the outskirts of Bolton, the property sits within easy access to a host of local amenities and is well placed for major transport links making it ideal for commuting into Bolton town centre, Manchester City Centre, Salford Quays and across the North West.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

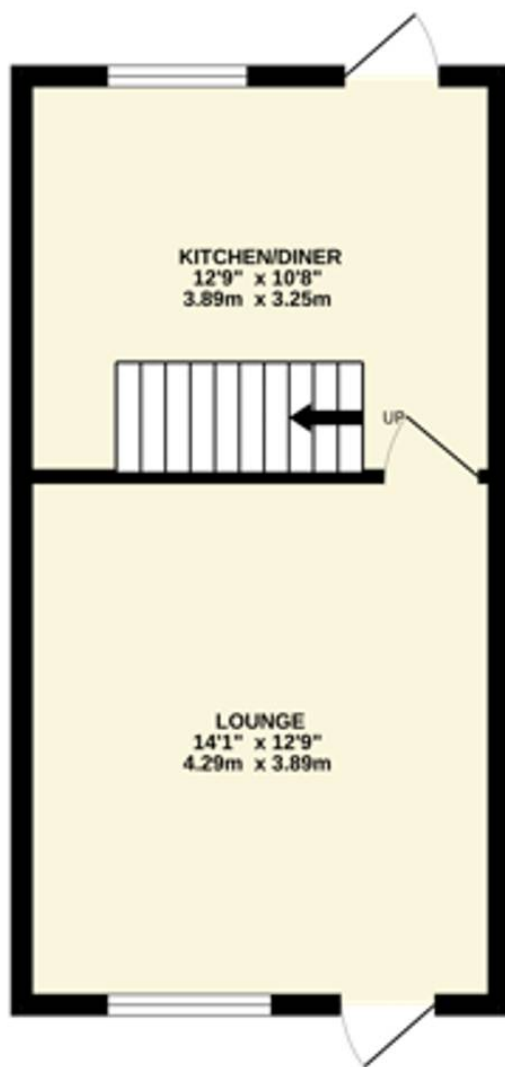




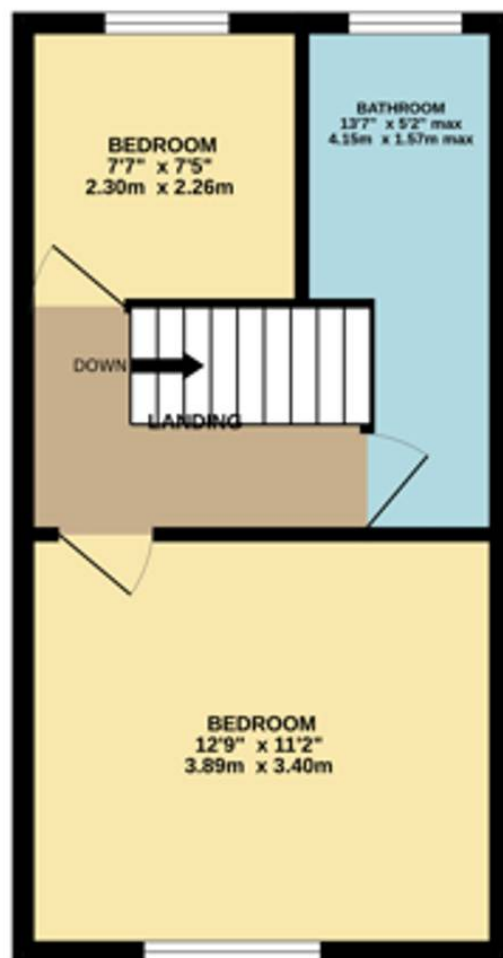




GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 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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