



645 Chorley Old Road , Bolton, BL1 6BJ

Spacious two bedroom (plus occasional room) end terraced property situated in the popular and convenient location on Chorley Old Road with easy access to and from the town centre and to all local facilities. Briefly comprising vestibule, entrance hall, lounge, dining room and kitchen to ground floor, two double bedrooms and family bathroom to first floor and occasional room to second floor. Enclosed flagged garden area to front with hedging and shrubs and to the rear flagged yard area with exit gates to side and rear. Double glazed and warmed by gas central heating. Viewing is a must.

£147,500

645 Chorley Old Road

, Bolton, BL1 6BJ



- Two Double Bedrooms & Occasional Room
- In Need of Update
- Vacant Possession - No Chain
- Two Reception Rooms
- Spacious Family Home
- Popular & Convenient Location
- Easy Access to Local Schools

Vestibule

Tiled flooring.

Entrance Hall

Double radiator, stairs to first floor, semi glazed door leading to:

Lounge

Feature fire surround with free standing electric fire, bay window to the front and window to side. Double radiator.

Dining Room

Feature fire surround with free standing electric fire, window to side and window to rear, double radiator. Semi glazed door leading to under stairs housing gas central heating boiler.

Kitchen

Wall and base unit with complementary worktops, stainless steel sink and drainer, halogen hob, extractor hood, electric oven, plumbed for washer, tiled flooring, part tiled, double radiator.

Landing

Pull down ladder leading to occasional room on second floor. Storage cupboards, double radiator.

Bedroom One (Front Elevation)

Large double to front, two windows to front, double radiator.

Bedroom Two (Rear Elevation)

Double to rear, original fireplace, double radiator.

Bathroom

Three piece in white, over bath shower, vinyl flooring, part tiled, window to rear. Cupboard housing gas central heating boiler.

Second Floor

Occasional Room

With access from landing by means of a pull down ladder, one window.

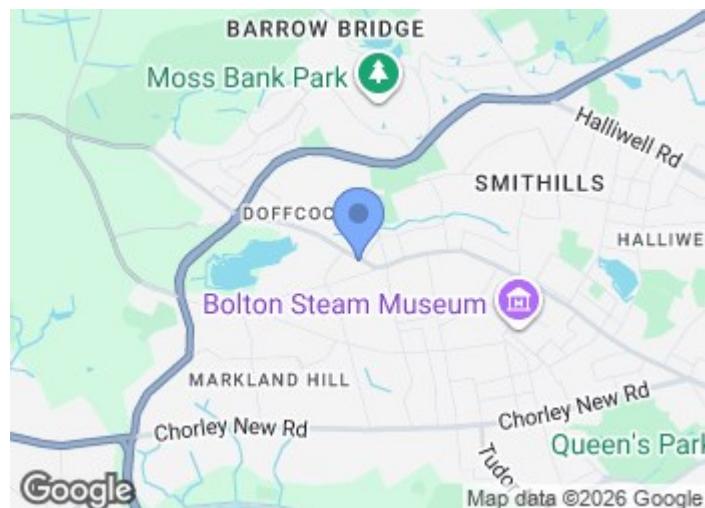
External

Enclosed garden area to front, part flagged and

with mature shrubs and hedging and to the rear enclosed flagged yard area with rear and side exit gates.

PROPERTY MISDESCRIPTION ACT 1991.

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Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	