



INDEPENDENT ESTATE AGENTS



15 Bentley Street, The Haulgh, Bolton, BL2 1NF

Positioned off Radcliffe Road within a quiet, convenient position and available with no chain. A former rental property which has therefore had to have relevant gas and electrical safety certificates passed and so ideal for first time buyers or buy to let investors.

- NO CHAIN
- ENCLOSED COURTYARD WITH STORAGE UNIT
- REFRESHED AND READY FOR IMMEDIATE OCCUPATION
- JUST OVER HALF A MILE TO ST PETER'S WAY WHICH CONNECTS TO THE MOTORWAY CLOSE TO RIVER TONGE
- ONE RECEPTION ROOM PLUS DINING KITCHEN
- RENTED UP UNTIL RECENTLY
- APPROXIMATELY 1 MILE FROM BOLTON TRAIN STATION
- GREAT ACCESS TO LEVERHULME PARK

£125,000



15 BENTLEY STREET, THE HAULGH, BOLTON, BL2 1NF

Representing an ideal opportunity for a first time buyer or buy to let investor this two up, two down style terrace home has up until recently been rented and has therefore been presented appropriately and passed the necessary safety checks.

The previous tenant had maintained the home to a good standard and our clients have concluded some basic freshening up prior to listing the property as for sale.

The property is Leasehold for a term of 990 years from 1st May 1885 subject to the payment of a yearly Ground Rent of £1.75

Council Tax is Band A - £1,427.38

THE AREA

Positioned just off Radcliffe Road. The area provides an excellent balance of convenient connectivity with motorway and train links being around half a mile and 1 mile respectively whilst a simple glimpse at a satellite image also displays the excellent amount of open green space including Bradford Park, Leverhulme Park and Moses Gate Country Park.

Due to the proximity of the transport connections many people look to settle within the area who are seeking access towards Manchester and there are a good selection of shops and services within the town centre itself together with a number of retail parks



ROOM DESCRIPTIONS

Ground Floor

Vestibule

3' 8" x 2' 11" (1.12m x 0.89m) Tiled floor with mat well.

Reception Room 1

14' 4" x 12' 8" (4.37m x 3.86m) Consumer unit in a cupboard. Understairs store.

Kitchen

12' 9" x 7' 5" (3.89m x 2.26m) Integral gas hob. Oven. Space for appliances. Tiled floor. Rear window.

First Floor

Bedroom 1

12' 8" (max) x 11' 4" (3.86m x 3.45m) Double bedroom positioned to the front. Two windows to the front.

Inner Passageway

2' 7" x 12' 8" (0.79m x 3.86m)

Bedroom 2

7' 9" x 7' 2" (2.36m x 2.18m) Single bedroom positioned to the rear. Window overlooking the Courtyard.

Bathroom

4' 7" x 10' 6" (1.40m x 3.20m) Rear window. WC. Bath with shower over. Hand basin with vanity unit. Overstairs storage.

Exterior

Courtyard

Low maintenance courtyard with gate to service road.

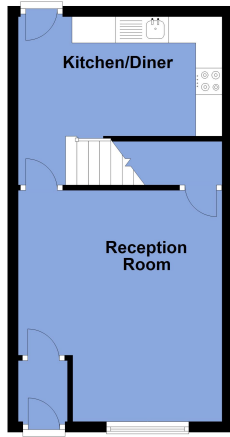




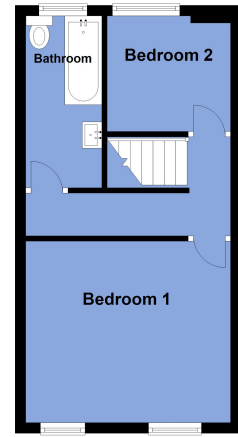
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Ground Floor



First Floor



Total area: approx. 59.5 sq. metres (640.8 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | 67 |

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