



28 Eccleston Avenue, Bolton, Lancashire, BL2 2LD

OIEO £110,000

A fantastic opportunity to purchase this spacious two bedroom end terrace property located just off Thicketford Road. The property is currently tenanted and so it would make a perfect purchase for a landlord looking to increase their portfolio.

The accommodation briefly comprises;

Entrance vestibule, lounge with a feature fireplace and a superb contemporary fitted kitchen/dining room.

On the 1st floor there are two double bedrooms and a fitted bathroom.



Tel: 01204 598979

GROUND FLOOR

Vestibule

Entrance through to lounge.

Lounge

3.8m (into recess) x 4.5m (12' 6" x 14' 9")
Double glazed window to the front elevation, carpeted flooring, marble effect fire surround with burner inset, double radiator, tv point.

Kitchen/diner

3.8m x 4.0m (into bay) (12' 6" x 13' 1") Double glazed bay window to the rear elevation, large selection of wall and base units complimented by work surfaces, stable door to the rear, spot lights, 5 hob gas range cooker and oven, extractor fan, plumbed for a washing machine and space to accommodate a fridge/freezer.

FIRST FLOOR

Stairs/landing

Carpeted flooring, loft access.

Bedroom 1

2.5m x 3.8m (8' 2" x 12' 6") Double glazed window to the rear elevation, fitted wardrobes, 2 x storage cupboards, double radiator.

Bedroom 2

2.5m x 4.1m (8' 2" x 13' 5") Double glazed window to the front elevation, double radiator, carpeted flooring.

Family Bathroom

Three piece bathroom suite comprising: shower cubicle, low level w/c, sink hand basin, heated towel rail, spot lighting, laminate flooring.

EXTERIOR

Gardens

The property is garden fronted. To the rear of the property is a spacious garden providing off road parking for one vehicle.

ADDITIONAL INFORMATION

Tenure

Leasehold property: 990 years from 1904
No ground rent on Land Registry

Local Authority / Council Tax / Annual Charge

Bolton, Band A, Approximately £1,302

