



75 Hawarden Street, Bolton, Greater Manchester, BL1 7JB

OIEO £180,000

The Purple Property Shop are excited to bring to market this spacious three-bedroom end-terraced property located on Hawarden Street! The property is situated perfectly for access to local schools, shops, supermarkets and motorway links. This property would make the ideal home for a first-time buyer or for an investor looking to increase their rental portfolio.

On entering the property, you are welcomed into an entrance porch leading into the hallway. The lounge is very spacious and has a front aspect bay window which allows lots of natural light into the property and laminate flooring. To the rear of the ground floor is the dining room and the kitchen. The kitchen is fitted with a range of wall and base units, incorporating a stainless-steel sink with mixer tap, four-ring gas hob, integrated oven and space to accommodate a washing machine.



Tel: 01204 598979

GROUND FLOOR

Lounge

3.42m x 4.76m (into bay) (11' 3" x 15' 7")
Taken at longest lengths.

Second Reception Room

2.89m x 4.45m (9' 6" x 14' 7")
Taken at longest lengths.

Kitchen

2.51m x 2.23m (8' 3" x 7' 4")

FIRST FLOOR

First Bedroom

4.2m (into robe) x 3.42m (13' 9" x 11' 3")
Taken at longest lengths.

Second Bedroom

2.19m x 3.07m (7' 2" x 10' 1")
Taken at longest lengths.

Bedroom Three

2.37m x 2.44m (7' 9" x 8' 0")
Taken at longest lengths.

Bathroom

1.4m x 2.5m (4' 7" x 8' 2")
Taken at longest lengths.

ADDITIONAL INFORMATION

Tenure

Leasehold
999 years from 12 May 1910
Ground rent: £4.8.0d

Council Tax

Bolton, Band A, Approximately £1427.38 per annum

Mobile Coverage

EE - Yes
Three - Yes
O2 - Yes
Vodafone - Yes

Broadband

Currently: Sky
Ultrafast 1000 Mbps download speed

Satellite / Fibre TV Availability

Sky - Yes
BT - Yes
Virgin - yes

Conservation Area

The Purple Property Shop can confirm the property is not in a conservation area.

Flood Risk

The Purple Property Shop can confirm the property is at no risk of flooding.

AGENT NOTES

Purchaser Identity Checks

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction, to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Please ask the branch for further details.

Important note to potential purchasers & tenants

We endeavour to make our particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.
Purchasers: Fixtures and fittings other than those mentioned are to be agreed with the seller.

