



Shepherd Cross Street, Bolton, Lancashire, BL1

OIEO £90,000

Presenting this excellent modernisation opportunity. A delightful end-terraced home, perfect for a first time buyer or buy to let investor.

This property benefits from two double bedrooms, two reception rooms, downstairs W.C. / utility plus low maintenance rear yard. A spectacular opportunity to renovate and modernise and really make this home your own. There is also well maintained gas central heating throughout [except Utility area]

The property is in a highly sought after area of Heaton. The location provides access to rail and motorway links and is close to local schools, shops, Urban Care Centre.

**the purple**
property shop

Tel: 01204 598979

Ground Floor

Lounge

4.1m (Into Cove) x 4.8m (13' 5" x 15' 9")
Spacious lounge with feature fireplace.
Internal entry vestibule. Large window to the front. Laminated wood strip flooring.

Reception Room

4.1m x 3.5m (At largest points) (13' 5" x 11' 6")
Generous reception room which could be used as a dining area. Built in storage. This room also hosts the stairs and under-stair built in storage. Carpeted.

Kitchen

3.7m x 2.3m (12' 2" x 7' 7") Fabulous kitchen with a range of base and wall units, stainless steel sink, electric cooker and ample space for appliances.

W.C.

Downstairs WC/ Utility and access hallway to the rear yard. Vinyl Flooring.

First Floor

Master Bedroom

4.2m (At largest points) x 3.3m (13' 9" x 10' 10") Generous bedroom with built in wardrobes. Carpeted.

Bedroom Two

Spacious double bedroom with built in wardrobe. Carpeted.

Provides access to separate boiler room/ store room.

Bathroom

Delightful bathroom with corner toilet and bath/ electric shower. Partially tiled walls.

External

Low maintenance rear yard with outside tap.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 to 100	A		
81 to 91	B		
69 to 80	C		
55 to 68	D		
39 to 54	E		
21 to 38	F		
1 to 20	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

The table shows an energy efficiency rating scale from A (92-100) to G (1-20). The current rating is 58, which falls between D (55-68) and E (39-54). The potential rating is 79, which falls between B (81-91) and C (69-80).