



4 Viola Street, Bolton, Lancashire, BL1 8NG

£120,000

The Purple Property Shop are pleased to welcome to the market this charming stone cottage conveniently situated just off Blackburn Road and within easy reach of local amenities and transport links.

Upon entering Viola Street, you'll find the property positioned on the right hand side of the street, sat within a row of charming stone cottages. Parking out front, you'll notice the lovely stone frontage, and black leaded UPVC windows and door. Once heading through the door, you'll land straight into the living room, where you'll find a deceptively spacious living space, beautifully decorated in neutral décor with cosy brown carpets finishing the look. You'll see sight of the chimney breast, where continuity of the stone appears, adding further delight to the characterful property. Following on through the barn-style wooden doors, you'll locate the



Tel: 01204 598979

GROUND FLOOR

Living Room

4.5m x 4.7m (14' 9" x 15' 5")

Kitchen

4.5m x 4.6m (14' 9" x 15' 1")

FIRST FLOOR

Bedroom One

4.7m x 4.5m (15' 5" x 14' 9")

Bedroom Two

3.7m x 3.1m (12' 2" x 10' 2")

Bathroom

1.3m x 2.7m (4' 3" x 8' 10")

CELLAR

Cellar 1

4.7m x 4.6m (15' 5" x 15' 1")

Cellar 2

4.7m x 4.6m (15' 5" x 15' 1")

ADDITIONAL INFORMATION

Tenure

Freehold

Council Tax Band

Bolton Council / Band A / Approximately
£1,427.38

EPC rating D

FURTHER INFORMATION

Flood Risk and Conservation Area

The Purple Property Shop can confirm the property is at a low risk of flooding

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

CHECKS

Purchaser Identity checks

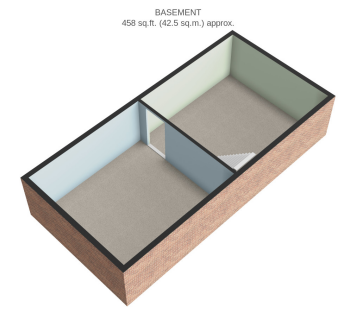
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction, to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Please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

IMPORTANT NOTE

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.



TOTAL FLOOR AREA : 1368 sq. ft. (127.1 sq.m.) approx.
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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