



## 9 Tenby Avenue, Bolton, Lancashire, BL1 5LT

Offers Over £190,000

The Purple Property Shop are pleased to welcome to the market this neatly presented two bedroom semi-detached property in the ever popular location of Heaton, close to local amenities and schools and within a short drive to Middlebrook Retail Park, M61 motorway and train stations with excellent links into Manchester and beyond. This would be the ideal purchase for first-time buyers or families, ready for someone to move straight into.

Upon entering the property, you'll find a beautifully presented living space with a large bay window to the front, allowing for floods of light to gaze into the room and is neutrally decorated with cosy carpets. Further along is access to the kitchen/diner where you'll discover an array of wall and base wall units incorporating an integrated fridge-freezer, dishwasher and stainless steel sink. There is also ample room for a washing machine and free-standing cooker. On the

**the purple  
property shop**

Tel: 01204 598979

## Ground Floor

### Hallway

1.202m x 1.180m (3' 11" x 3' 10")

### Living Room

3.558m x 4.215m (11' 8" x 13' 10")

### Kitchen/Diner

4.917m x 2.714m (16' 2" x 8' 11")

### Sun Room Extension

4.540m x 2.677m (14' 11" x 8' 9")  
Longest Length

### Downstairs W/C

0.888m x 1.330m (2' 11" x 4' 4")

### Garage

2.312m x 5.492m (7' 7" x 18' 0")

## First Floor

### Main Bedroom

4.030m x 3.695m (13' 3" x 12' 1")

Built in Storage

W: 0.704

L: 1.757

### Bedroom Two

3.082m x 3.364m (10' 1" x 11' 0")

### Bathroom

1.736m x 2.346m (5' 8" x 7' 8")

## Additional Information

### Tenure: Leasehold

Term : 5000 years from 15 September 1926

Rent : £3.5s.0d per annum

### Council Tax Band B

Bolton Council / Approximately £1,665.31

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

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

### ID 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

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.

