



## New Barn Street, Bolton, Lancashire, BL1

£160,000

Presenting this fabulous two bedroom semi-detached family home with modern kitchen extension with open plan living area! Plus beautiful, large rear garden.

In brief, the home comprises of an entrance hall, lounge and open plan kitchen living area to the ground floor. To the first floor, there are two good sized bedrooms, and a family bathroom.

The home benefits from gas central heating and is double glazed throughout.

Externally, the property has front and rear gardens. The home is situated in the popular area of Heaton, close to Chorley New Road, local schools shops and transport links.

**the purple**  
property shop

Tel: 01204 598979

## Ground Floor

### Entrance Hall

### Lounge

4.6m x 4.7m (15' 1" x 15' 5") (At largest points) Stunning lounge with French doors opening onto the garden. Open Plan with Kitchen. Log burner fireplace.

### Kitchen

2.4m x 3.7m (7' 10" x 12' 2") Modern, stylish kitchen with ample wall and base units. Integrated oven and ceramic hob and fridge freezer. Allocated space for appliances, such as washing machine. Access to rear garden.

### Dining Room

3.6m x 4.4m (11' 10" x 14' 5") (At largest points) Spacious second reception room, currently in use as a dining room. Bay window to the front elevation.

## First Floor

### Bedroom One

4.6m x 3.7m (15' 1" x 12' 2") (At largest points) Spacious master bedroom with window to front elevation. Fitted wardrobes.

### Bedroom Two

2.7m x 3.4m (8' 10" x 11' 2") Good sized second bedroom with built-in storage cupboard. Window to rear elevation.

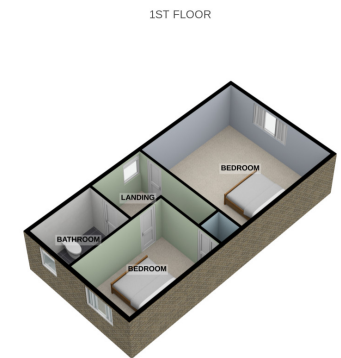
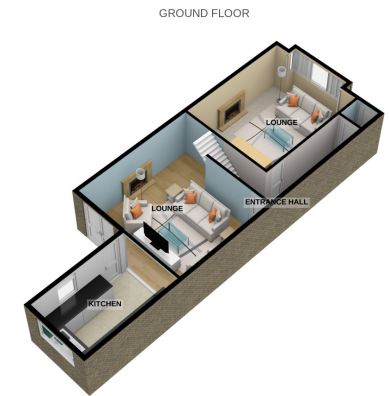
## Family Bathroom

Contemporary bathroom comprising of bath with wall mounted shower, vanity sink and wc.

## External

### Front and rear gardens

Beautifully presented rear garden, over three levels of porcelain patio, lawned area and block paving.



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. Made with Metropix © 2021

