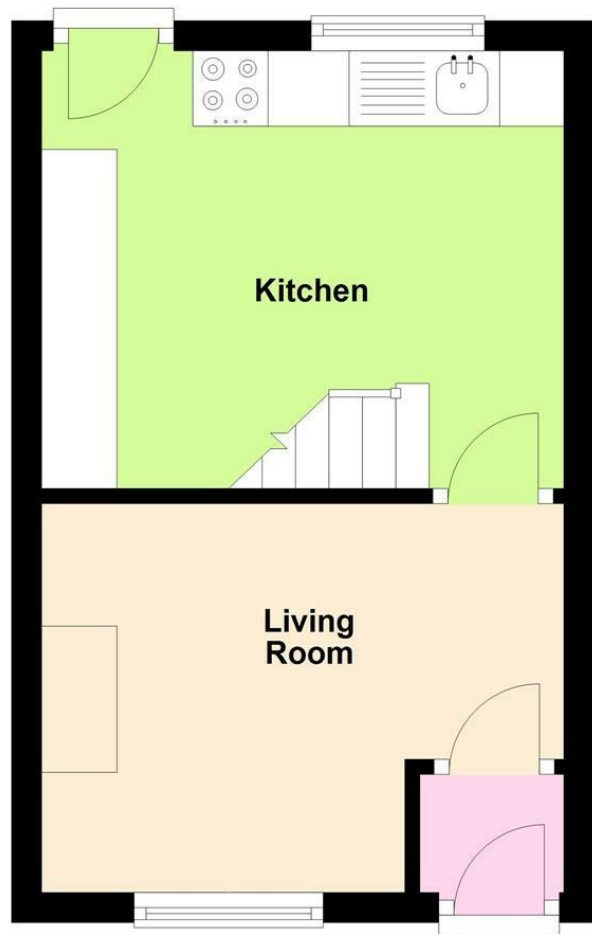
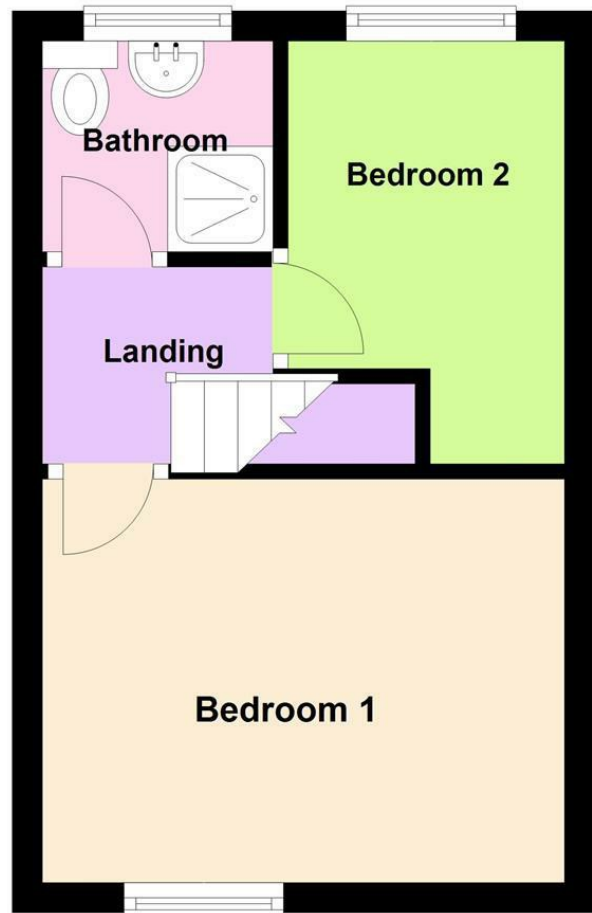


Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	77		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).



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520 Wigan Road
, Bolton, BL3 4QW

Offers in the region of £90,000



- Two Bedroom Mid Terraced House
- Sold With Tenant in Situ, Income £400pcm
- Gas Central Heating & Part Double Glazed
- Close To Local Amenities & Transport Links
- In Need of Some Modernisation
- Ideal Investment Opportunity
- Private Yard to Rear
- Viewing Essential To Appreciate Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

520 Wigan Road , Bolton, BL3 4QW

****TWO BEDROOM MID TERRACED PROPERTY**IDEAL INVESTMENT OPPORTUNITY,SOLD WITH TENANT IN SITU** Charles Louis Homes are pleased to bring to the market this two bedroom mid terraced property, located in Bolton. The property in brief comprises of living room, kitchen with access to rear garden. To the first floor the landing leads off to Bedroom one, two and shower room. The property benefits from gas central heating and part double glazed. Viewing is highly recommend to appreciate size of property and is a great investment opportunity. The property is close to local amenities, transport links and schools. Easy access to motorway via A58. AST tenancy in situ. Great investment property potential.**

Entrance Hall

uPVC door to front elevation opening into lounge.

Lounge

13'5 x 14'38 (4.09m x 4.27m)

With a front facing UPVC double glazed window, Feature fireplace, GCH radiator and power points.



Kitchen

13'5 x 11'5 (4.09m x 3.48m)

With a front/side facing single glazed window, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, four ring gas hob, plumbing for washing machine and space for a fridge/freezer, laminate flooring, centre ceiling light, gas central heating radiator, staircase to first floor.



First Floor Landing

Access to Bedroom one, two and shower room.

Master Bedroom

14'2 x 13'5 (4.32m x 4.09m)

uPVC double glazed window to front elevation, gas central heating radiator and power points.



Bedroom Two

5'4 x 6'1 (1.63m x 1.85m)

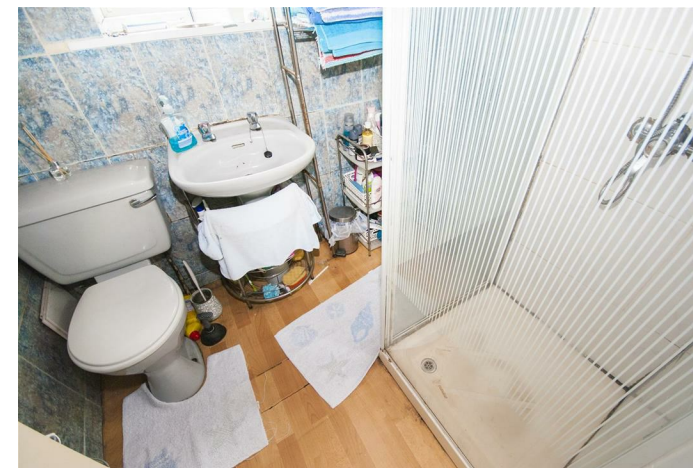
Single glazed window to rear elevation, loft access and gas central radiator, centre ceiling light.



Bathroom

5'4 x 6'1 (1.63m x 1.85m)

Single glazed window to rear elevation, fitted with a three piece suite, comprising of walk in shower cubicle with electric/mains fed shower low level WC and hand wash basin, laminate flooring, part tiled walls, centre ceiling light.



Rear Courtyard

Low Maintenance Private flagged courtyard.



Alternative View

