

**4 Richelieu Street, Great Lever, Bolton, BL3 2AY**



**Offers Over £120,000**

Three bedroom mid terraced property currently rented making £595 per calendar month. This property is in a popular location and has been well maintained over a period of time. Close to local shops, schools and local amenities, Fully double glazed and gas central heating, viewing by appointment only.

- 3 Bedroom Terraced
- Gas Central Heating
- EPC Rating D
- Small extension to rear.
- Currently Rented
- Double Glazing
- Council Tax A
- Investment Opportunity.



## Investment Opportunity

Three bedroom mid terraced property currently rented on a AST till January 2024 paying £595. PCM.

This property is situated in a popular residential location, close to local shops, schools and all local amenities. The property benefits from double glazing and gas central heating it comprises:- Inner porch, lounge, kitchen diner, rear porch. To the first floor there are three bedrooms and a family bathroom. Small garden to the front and a fully enclosed yard to the rear. This well maintained property is recommended for viewing.



### Inner Porch

Door to:

### Lounge Area 15'1" x 13'11" (4.61m x 4.25m)

UPVC double glazed window to front, coal effect electric fire set in feature surround, double radiator, door to:



### Kitchen/Diner 11'11" x 13'11" (3.62m x 4.25m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, ceramic hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, stairs, entrance door to rear.

### Porch

UPVC double glazed window to rear, uPVC double glazed opaque entrance door to side.



### Bedroom 1 10'2" x 13'11" (3.10m x 4.25m)

UPVC double glazed window to front, radiator, door to:

### Bedroom 2 7'5" x 7'7" (2.25m x 2.31m)

Hardwood double glazed skylight, radiator.

### Bedroom 3 9'1" x 7'7" (2.77m x 2.31m)

UPVC double glazed window to rear, radiator.

### Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and low-level WC, ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, heated towel rail.



### Landing

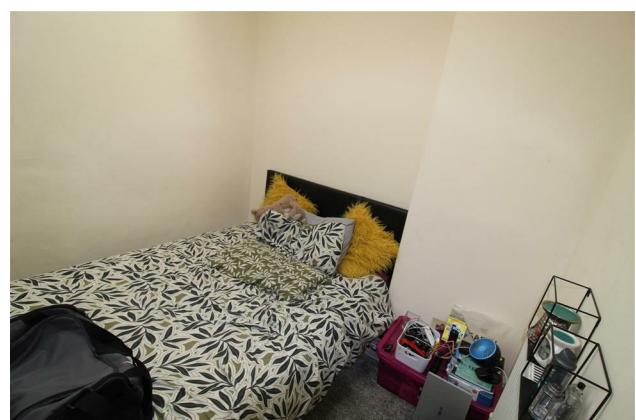
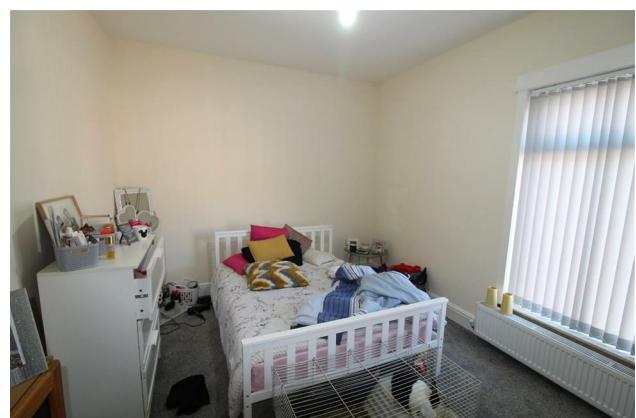
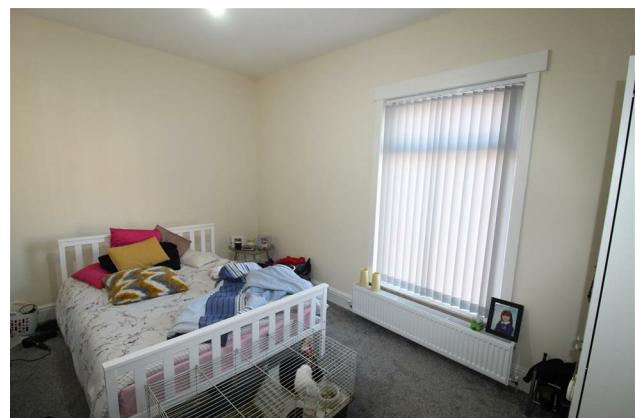
Open plan to:

Door to:

### Outside Rear

Enclosed Rear yard entry via rear wooden garden gate.



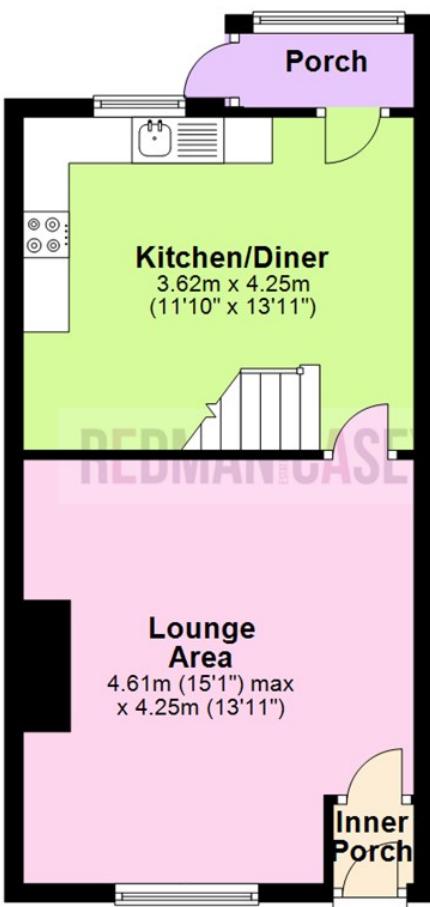


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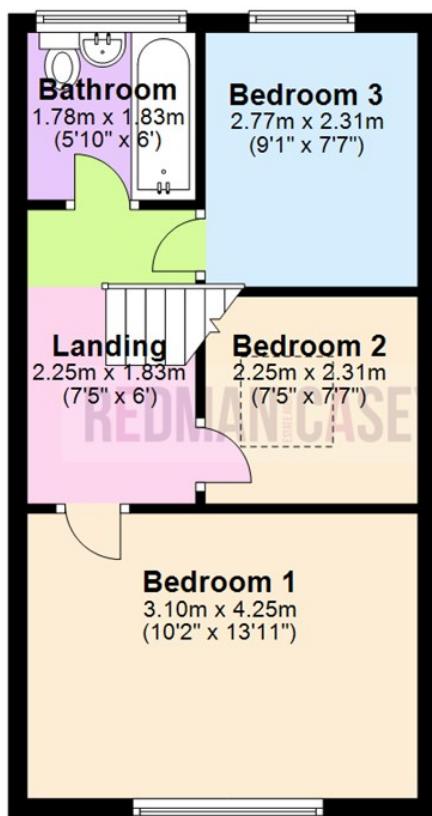
## Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



## First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 72.3 sq. metres (777.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

