

19 Nebo Street, Daubhill, Bolton, Lancashire, BL3 6LQ



Offers Over £150,000

Deceptively spacious extended end terraced property benefitting from attic conversion and disabled access ground floor shower room. The property is available with no chain and vacant possession and offers excellent accommodation over three floors with two reception rooms, separate hallway, kitchen, 2 bedrooms and wc to first floor and attic bedroom with potential to split into 2 .

- Two Separate Receptions
- Kitchen
- No Chain
- Viewing Essential
- Three Bedrooms
- Disabled Access Shower Room
- Vacant Possession
- EPC Rating C



Located within easy access of local amenities, shops and schools this extended end terraced property offers excellent accommodation over three floors and benefits from disabled access shower room to the ground floor and stairlift to the first floor. The property was grant improved and comprises :- Porch, hallway, lounge separate dining room / sitting room, kitchen and shower room with disabled access fittings. To the first floor there are two double bedrooms and cloakroom wc, to the second floor there is a further attic bedroom with the potential to split into two bedrooms. Outside there is a small paved rear area. The property is available with no chain and vacant possession. Viewing is essential to appreciate all that is on offer

Porch

UPVC double glazed entrance door, door to:

Hall

Laminate flooring, dado rail, door to:

Lounge 14'1" x 9'10" (4.29m x 3.00m)

UPVC double glazed window to front, coal effect gas fire set in timber surround and marble effect inset and hearth, double radiator, dado rail, two wall lights.

Sitting Room 12'1" x 10'1" (3.68m x 3.07m)

UPVC double glazed window to rear, double radiator, stairs to first floor landing, door to built-in under-stairs storage cupboard with shelving, double door to lounge :

Kitchen 8'11" x 8'4" (2.71m x 2.54m)

Fitted with a matching range of base and eye level cupboards with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to side, radiator, uPVC double glazed door to rear, door to:

Disabled Adapted Shower Room

Fitted with three piece suite comprising disabled access tiled shower area with low level electric shower over, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, vinyl flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Landing

UPVC double glazed window to rear, stairs, door to:

Bedroom 1 11'7" x 13'2" (3.53m x 4.01m)

UPVC double glazed window to front, radiator.



Bedroom 2 11'7" x 7'4" (3.53m x 2.23m)

UPVC double glazed window to rear, radiator.

WC

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap, low-level WC and extractor fan, full height ceramic tiling to all walls.

Landing

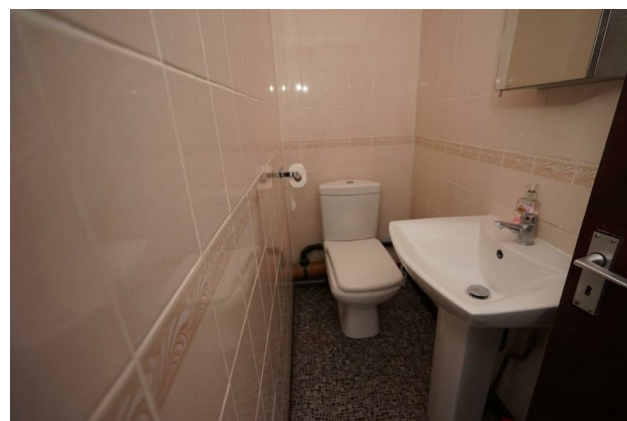
Door to:

Bedroom 3 16'4" x 13'1" (4.98m x 3.99m)

Double glazed velux style skylight, uPVC double glazed window to side, double radiator.

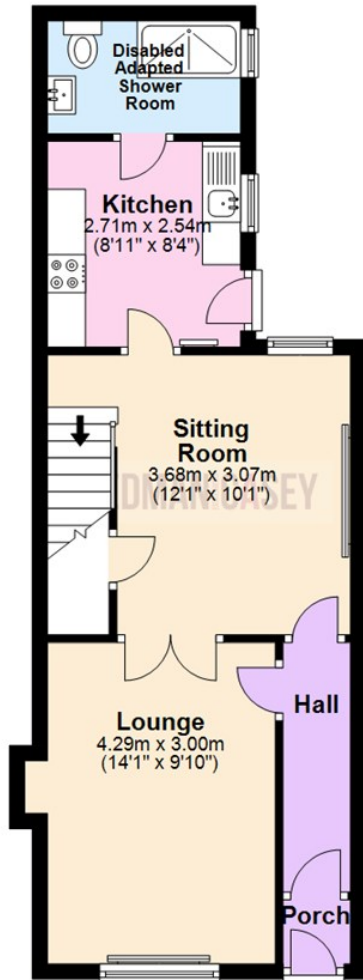
Outside

Rear, enclosed by brick wall to rear and side, rear gated access, paved hard standing.



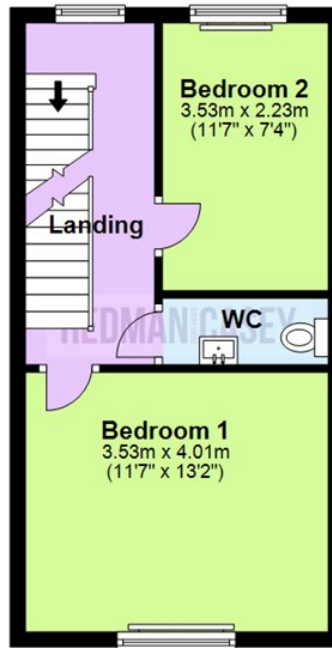
Ground Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



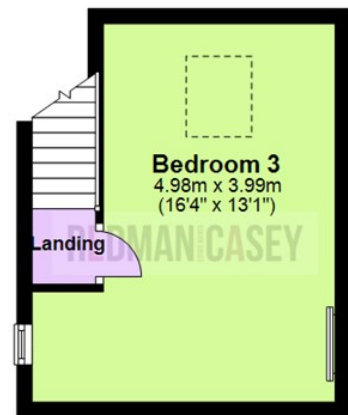
First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



Second Floor

Approx. 18.5 sq. metres (198.6 sq. feet)



Total area: approx. 94.4 sq. metres (1016.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

