

31 Second Avenue, Heaton, Bolton, BL1 4LW



Offers Around £129,000

Two bedroom mid terraced property in a very very popular residential location, well located for all local amenities, schools and shops. Benefiting from double glazing and gardens to front and rear offering spacious living accommodation. Viewing is highly recommended to appreciate the location and condition of this property.

- Mid Terraced
- Double Glazed
- Tax Band A
- Two Bedroom
- Gardens Front And Rear
- EPC



Two bedroom mid terraced property situated in a popular residential location close to local school, shops and all local amenities. The property comprises:- Inner porch, lounge, kitchen diner. To the first floor there are two bedrooms and a bathroom. To the outside there is a small front garden and a rear enclosed garden. The property is in a good location and ideal both for investment or residential. Viewings are recommended to appreciate all that is on offer.

Inner Hallway

Door to:

Lounge 13'3" x 15'0" (4.05m x 4.58m)

UPVC double glazed window to front, coal effect gas fire fireplace set in feature wooden Adam style surround, door to:

Kitchen/Diner 10'9" x 13'0" (3.28m x 3.95m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge, freezer, automatic washing machine and cooker, hardwood double glazed window to rear, ceramic tiled flooring, stairs, hardwood glazed entrance door to rear.

Landing

Door to:

Bedroom 1 12'0" x 12'10" (3.65m x 3.91m)

Hardwood double glazed window to front, fitted with a range of wardrobes double wardrobe(s) with full-length mirrored sliding door, hanging rails, shelving and overhead storage, Storage cupboard, two double doors, double sliding door to:

Bedroom 2 8'4" x 8'0" (2.54m x 2.44m)

Hardwood double glazed window to rear.

Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with above and low-level WC, tiled splashbacks, hardwood frosted double glazed window to rear.

Outside Front

Small enclosed garden with mature planting.

Outside Rear

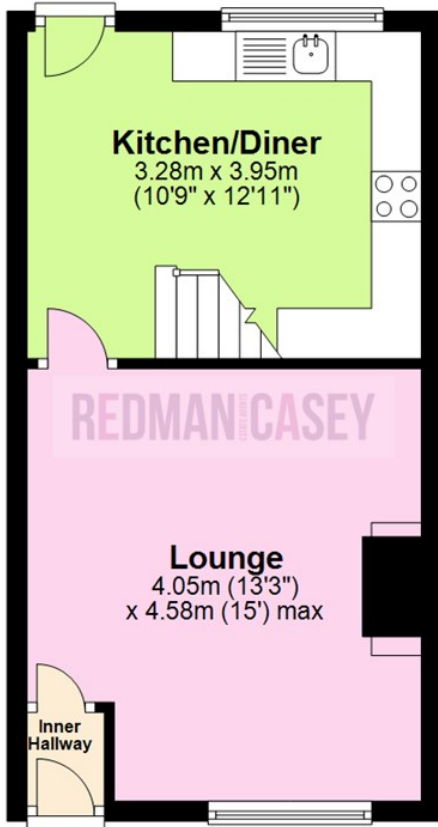
Fully enclosed garden laid to lawn with mature planting and room for patio seating area.





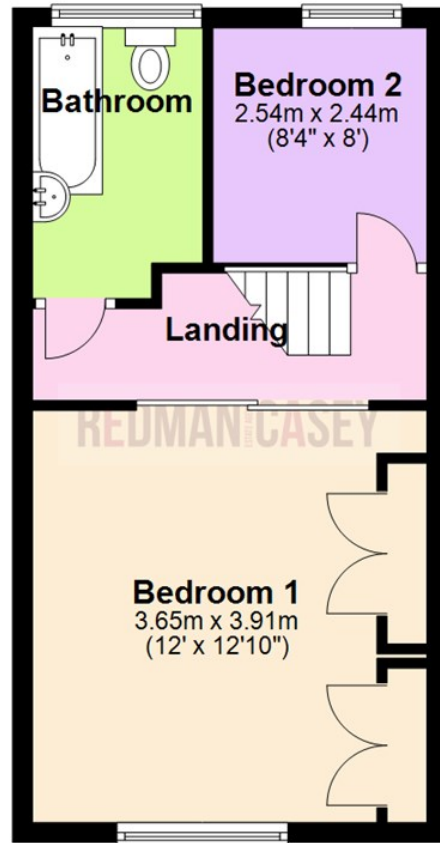
Ground Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.5 sq. feet)



Total area: approx. 62.4 sq. metres (671.4 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|-----------------------------------------------------------------|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

