

75 Queensgate, Heaton, Bolton, Lancashire, BL1 4EA



£90,000

Immaculate, modern kitchen diner and bathroom, two bedrooms, off road parking, no chain, close to amenities this mid terraced residence in Heaton with gas central heating, double glazed windows throughout with early viewing essential to fully appreciate.

- Two Bedrooms
- Off Road Parking
- Close To Amenities
- Modern Kitchen & Bathroom
- No Chain
- EPC Rating D



Positioned on Queensgate, Heaton, this mid terraced home offered with no onward chain and presented in immaculate order throughout comprehensively upgraded by the current owner to a modern standard and comprising lounge with feature fireplace, kitchen diner, two bedrooms and a three piece bathroom suite. The property also benefits from having off parking to the rear, double glazed windows and gas central heating. The property benefits from being set within easy reach to a host of amenities on Chorley Old road including Morrisons supermarket. There are bus routes accessible and direct access to Bolton town centre via Chorley old road and Chorley New road. There also regarded schools to hand. This is an ideal first time buy opportunity with early viewing essential to fully appreciate.

Lounge 13'11" x 12'5" (4.23m x 3.79m)

Entrance vestibule to lounge with feature fireplace with living flame gas fire with ornate surround with inset lighting. Power points, wall mounted radiator, double glazed window to front aspect, door to kitchen diner.

Kitchen/Diner 12'0" x 12'5" (3.67m x 3.79m)

Modern fitted kitchen offering a comprehensive range of wall and base units finished in high gloss style with contrasting marble effect work surfaces, splash back tiling, power points, plumbed for washing facilities, space for fridge freezer, integrated oven with hob and extractor over. Ample space for dining, double glazed windows to the rear, communicating door to rear, stairs rise to upper level.

Landing

Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 13'11" x 12'5" (4.23m x 3.79m)

Good sized master bedroom with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed window to front aspect.

Bedroom 2 12'0" x 5'9" (3.67m x 1.76m)

Situated to the rear aspect with double glazed window, power points, wall mounted radiator, wall mounted gas fired central heating boiler in boxed unit.

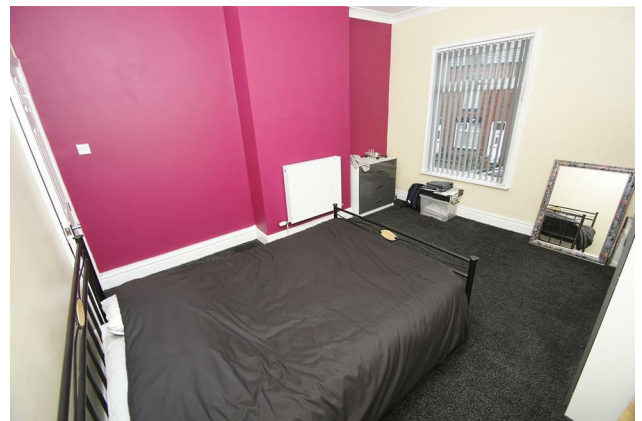
Bathroom

Three piece suite with panelled bath with mixer tap, shower over and screen, low level W.C., vanity wash basin with under storage, tiled elevations, double glazed frosted window, wall mounted radiator.

Outside

To the front aspect a low maintenance flagged patio with traditional walled border

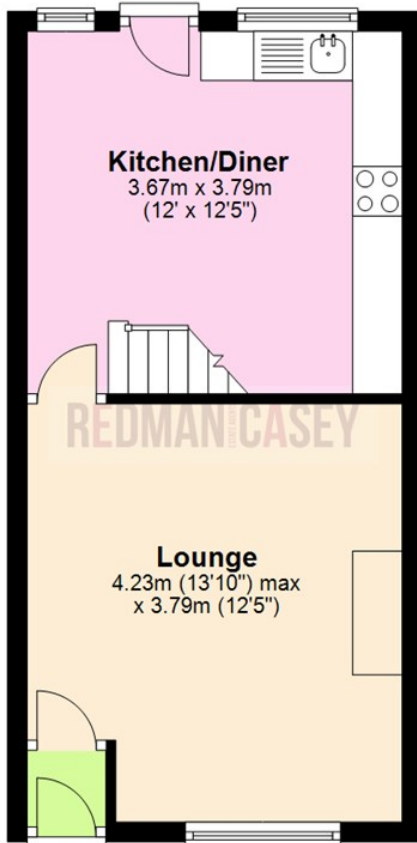
To the rear a hard standing with roller shutter door providing potential off road parking.





Ground Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



Total area: approx. 60.6 sq. metres (652.8 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	65	76
(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	59	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

