

506 Darwen Road, Bromley Cross, Bolton, Lancashire, BL7 9DX



Offers Over £170,000

Superbly presented 2 double bedroom terraced property located in the highly popular area of Bromley Cross. Ideally located for access to local amenities, schools, shops and countryside. Offering spacious accommodation with 2 reception rooms and kitchen 2 generous double bedrooms and bathroom, rear courtyard with off road parking viewing is essential

- Two Double Bedroom Terrace
- Lovely Fitted Kitchen
- Ideally Located for Local Amenities
- EPC Rating D
- Two Reception Rooms
- Sold With No Chain
- Viewing Essential
- Council Tax B



Situated in the heart of Bromley Cross is this very well presented two-bedroom mid-terrace property, it offers ample living accommodation for a professional couple or growing family and it has been finished to a good standard whilst maintaining period features. The property comprises of: - entrance vestibule, lounge, open plan dining room leading to lovely fitted kitchen. Upstairs offers two excellent sized double bedrooms, the main has fitted wardrobes and there is a three-piece family bathroom with shower over bath. Externally the property benefits from a secure rear yard which offers off road parking. Further benefits include gas central heating and double glazing. Not to be missed! View now,



Inner Porch 3'6" x 3'8" (1.07m x 1.12m)

Composite entrance door, door to:

Lounge 14'4" x 13'10" (4.36m x 4.21m)

UPVC double glazed window to front, living flame effect electric fire with tiled hearth, double radiator, door to:

Dining Room 12'11" x 13'10" (3.94m x 4.21m)

Feature with brick built surround and flagged hearth, double radiator, stairs to first floor landing, uPVC double glazed french doors to garden, open plan, door to:



Kitchen 9'6" x 6'9" (2.89m x 2.07m)

Fitted with a matching range of oak fronted base and eye level units with contrasting worktops, 1+1/2 bowl china sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, vinyl flooring.



Landing 15'1" x 5'0" (4.61m x 1.53m)

Door to:

Bedroom 1 12'1" x 13'10" (3.68m x 4.21m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, double radiator.

Bedroom 2 15'1" x 8'7" (4.61m x 2.62m)

UPVC double glazed window to rear, double radiator.

Bathroom 9'6" x 6'9" (2.89m x 2.07m)

Fitted with three piece suite with comprising, deep panelled p shaped bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.



Outside

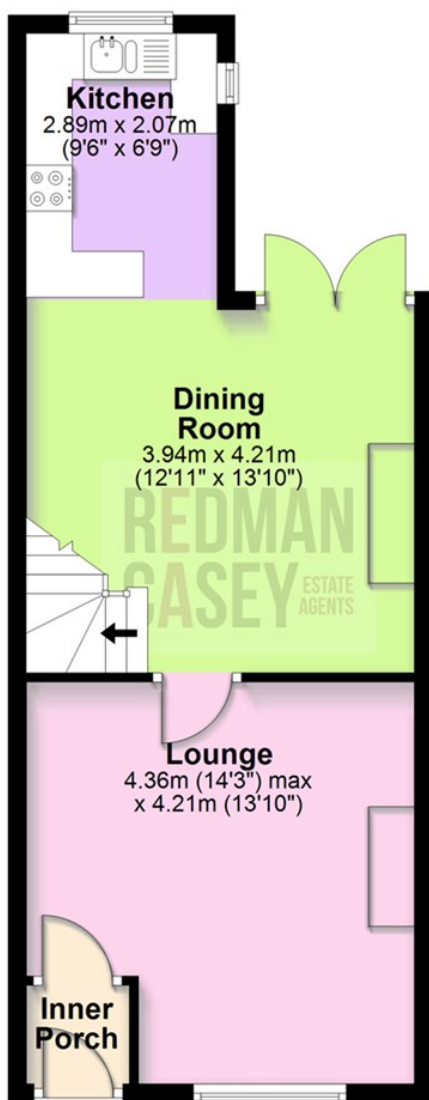


Rear garden, enclosed by brick wall to rear and sides, rear gated access, paved sun patio.



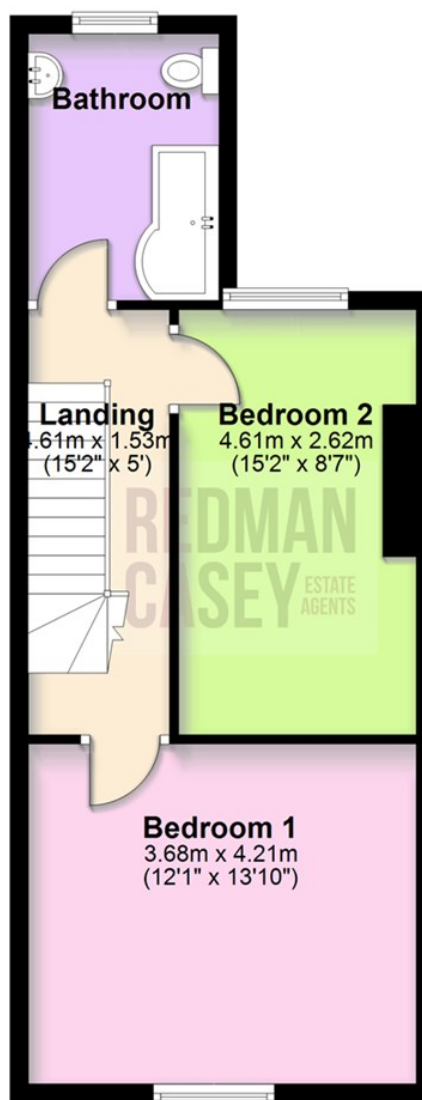
Ground Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 83.3 sq. metres (896.3 sq. feet)

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		
	65	86
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 	

