

36 Crosby Road, Heaton, Bolton, Greater Manchester, BL1 4EL



## Offers In The Region Of £130,000

\*\*\* Reduced by £9995 \*\*\* Well presented and improved 2 bedroom mid terraced property offering excellent accommodation with large lounge fitted dining kitchen 2 bedrooms and modern bathroom fitted with a white 3 piece suite. Ideally located for access to local amenities, shops, schools and Bolton town centre, Viewing is essential to appreciate all that is on offer sold with no chain and vacant possession.

- 2 Bed Mid Terrace
- Spacious Lounge
- Gas Central Heated & Double Glazed
- EPC Rating D
- Ideal First Purchase or Buy To Let
- Fitted Dining Kitchen
- No Chain
- Council Tax Band A



\*\*\* Reduced by £9995 \*\*\* Situated in this highly popular area of Heaton this two bedroom mid terraced property offers excellent accommodation for a first time buyer, down sizer or buy to let investor. The property has been redecorated and carpeted throughout and offers generous accommodation which comprises: Porch, lounge, dining kitchen, two bedrooms and bathroom fitted with a modern white 3 piece suite. Outside there are gardens to the front and an enclosed courtyard to the rear with outside wc. Sold with no chain and vacant possession the property benefits from gas central heating and double glazing, viewing essential to appreciate all that is on offer.



### **Porch**

UPVC double glazed door, door to:

### **Lounge 15'11" x 12'10" (4.84m x 3.90m)**

UPVC double glazed window to front, fireplace, two radiators, door to:

### **Kitchen/Diner 10'4" x 12'10" (3.14m x 3.90m)**

Fitted with a matching range of beech effect fronted base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, built-in eye level electric, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, laminate flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, stairs to first floor landing, uPVC double glazed rear door.



### **Landing**

Door to:

### **Bedroom 1 13'11" x 12'11" (4.23m x 3.94m)**

UPVC double glazed window to front, double radiator.

### **Bedroom 2 12'4" x 6'3" (3.75m x 1.91m)**

UPVC double glazed window to rear, radiator.



### **Bathroom**

Fitted with three piece modern suite comprising deep panelled bath with mixer tap, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, half height ceramic tiling to three walls, uPVC frosted double glazed window to rear, radiator.

### **Outside**

Front garden, enclosed by dwarf brick wall to front and sides with grassed area, paved pathway leading to front entrance door.

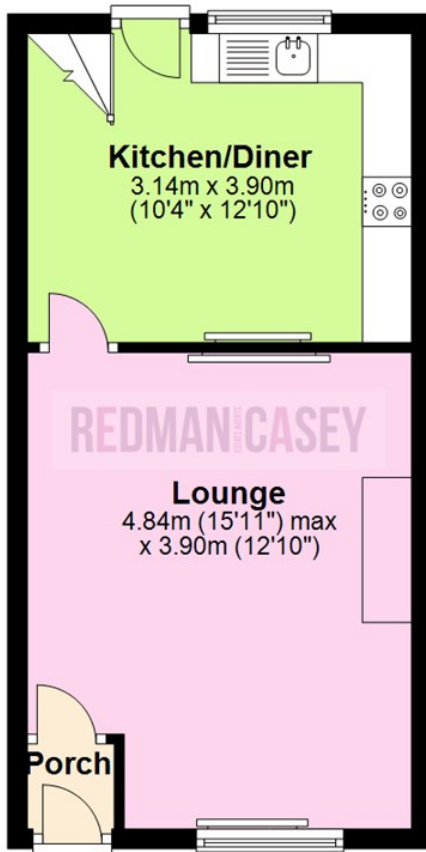
Rear garden, enclosed by brick wall to rear and sides, paved sun patio, brick-built storage area store, rear gated access, outside wc.





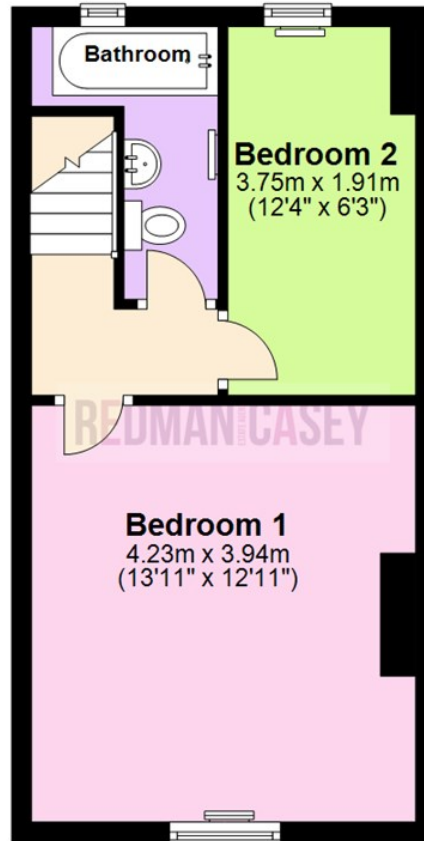
## Ground Floor

Approx. 31.6 sq. metres (339.6 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 63.2 sq. metres (680.7 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

