

81 Rawsthorne Street, Bolton, BL1 3QQ



Offers In The Region Of £140,000

Deceptively spacious 3 bedroom mid terraced property, extended to the rear offering excellent accommodation with large kitchen, 2 reception rooms bathroom and three bedrooms. Ideally located for access to local amenities, schools and transport links into Bolton town centre. Sold with no chain and vacant possession the property must be viewed to appreciate all that is on offer.

- 3 Bedroom Terrace
- Large Kitchen
- Vacant Possession
- EPC Rating TBC
- 2 Reception Rooms
- No Chain
- Viewing Advised
- Council Tax Band B



Ideally located for access to local amenities, sought after local schools and transport links this deceptively spacious mid terraced property offers excellent accommodation over 3 floors with large lounge, dining area fitted kitchen and wc, to the first floor there are two bedrooms and a bathroom and to the second floor a further bedroom. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer. PLEASE NOTE THAT AS PER THE ESTATE AGENCY ACT OF 1979 WE HAVE TO MAKE YOU AWARE THAT THIS PROPERTY IS OWNED BY A MEMEBER OF STAFF OF REDMAN CASEY

Porch

Double glazed entrance door, door to:

Lounge 14'6" x 13'3" (4.42m x 4.04m)

UPVC double glazed window to front, radiator, door to:

Dining Area 8'1" x 9'9" (2.47m x 2.98m)

Radiator, open plan, door to:

Kitchen 15'6" x 9'5" (4.72m x 2.87m)

Fitted with a matching range of 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/freezer, gas and electric point for cooker, uPVC double glazed window to side, double radiator, door to:

WC

Fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboard under and mixer tap and low-level.

Rear Lobby

Radiator, stairs, uPVC double glazed door to rear.

Landing

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

Bedroom 1 7'5" x 13'3" (2.26m x 4.04m)

UPVC double glazed window to front, radiator, door to:

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, ceramic tiling to two walls, heated towel rail, extractor fan.

Bedroom 2 9'2" x 6'11" (2.80m x 2.12m)

UPVC double glazed window to rear, radiator.

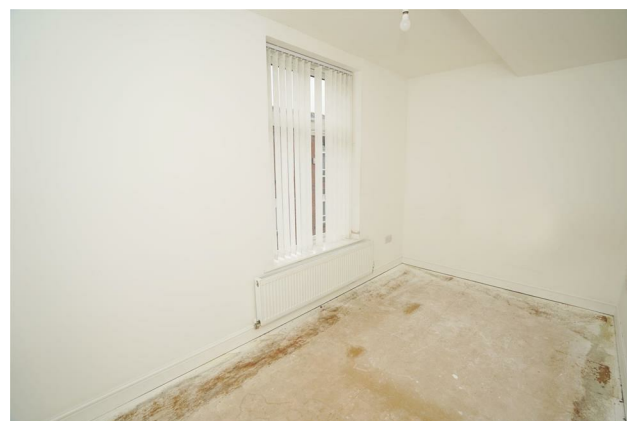
Landing

Door to:

Bedroom 3 13'2" x 9'9" (4.02m x 2.98m)

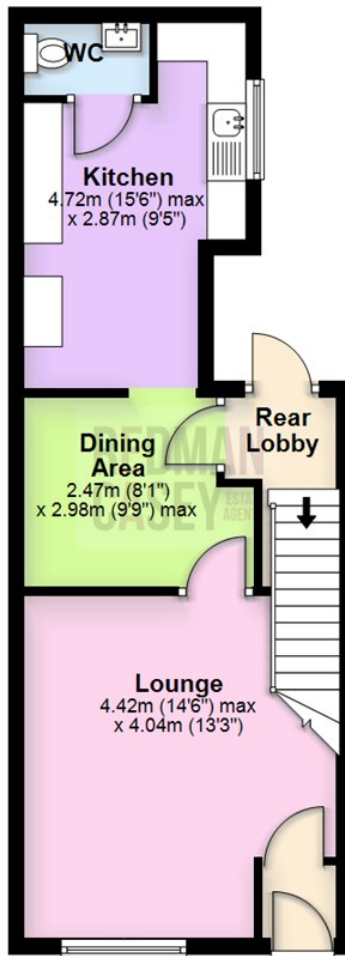


Double glazed velux skylight to rear, radiator.



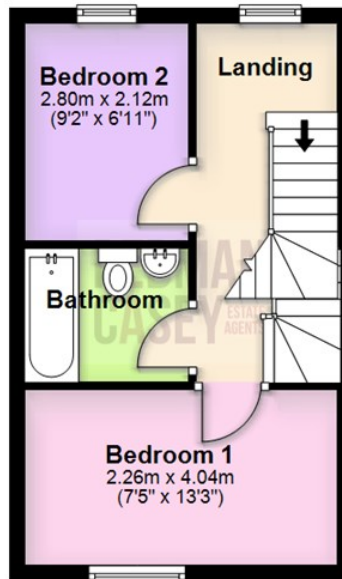
Ground Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



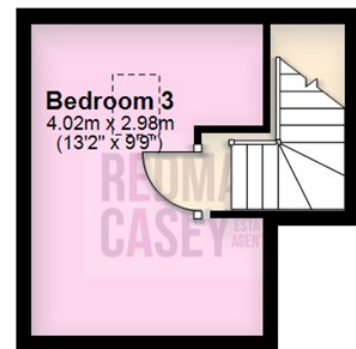
First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



Second Floor

Approx. 14.5 sq. metres (156.4 sq. feet)



Total area: approx. 83.6 sq. metres (899.5 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	

