

30 Faith Street, Heaton, Bolton, Lancashire, BL1 5PT



## Offers In The Region Of £139,950

The property has undergone extensive remedial works which include new kitchen, decor and flooring throughout. Superb two bedroom extended end terraced property located on this quiet off road position. Offering excellent accommodation with two spacious receptions fitted kitchen and two bedrooms. Ideal first time buy or buy to let investment, sold with no chain viewing essential.

- Two Reception Rooms
- Kitchen Extension
- Ideal First Buy
- Two Bedrooms
- No Chain
- EPC Rating D



The property has undergone extensive remedial works which include new kitchen, decor and flooring throughout. Situated on a quiet pedestrian street this extended two bedroom end terraced would make an ideal first purchase or buy to let. The property benefits from gas central heating and double glazing and comprises :- Porch, lounge, dining room , fitted kitchen. To the first floor there are two bedrooms and bathroom fitted with a white three piece suite. Outside there is a small paved garden to the front and enclosed courtyard garden to the rear with up and over door. Viewing is essential to appreciate all on offer, sold with no chain and vacant possession.

### **Porch**

Two uPVC double glazed leaded windows to side, door to:

### **Lounge 13'1" x 12'2" (4.00m x 3.72m)**

UPVC double glazed window to front, living flame effect gas fire with ornate surround and marble effect inset and hearth, double radiator, double door to:

### **Dining Room 10'8" x 12'2" (3.26m x 3.72m)**

Built-in under-stairs storage cupboard, radiator, carpeted stairs to first floor landing, open plan to:

### **Kitchen 6'10" x 11'4" (2.08m x 3.46m)**

Fitted with a matching range of maple effect base and eye level units with drawers, cornice trims and contrasting worktop space over, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, vent for tumble dryer, space for, built-in electric fan assisted oven, four ring electric hob with extractor hood over, uPVC double glazed window to rear, laminate flooring, door.

### **Landing**

Door to:

### **Bedroom 1 10'9" x 12'2" (3.27m x 3.72m)**

UPVC double glazed window to front, double radiator.

### **Bedroom 2 7'7" x 9'5" (2.31m x 2.87m)**

UPVC double glazed window to rear, radiator, door to Storage cupboard, built-in over-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water.

### **Boiler Cupboard**

Storage cupboard, built-in over-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water.



## Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, laminate tiled flooring.

## Outside

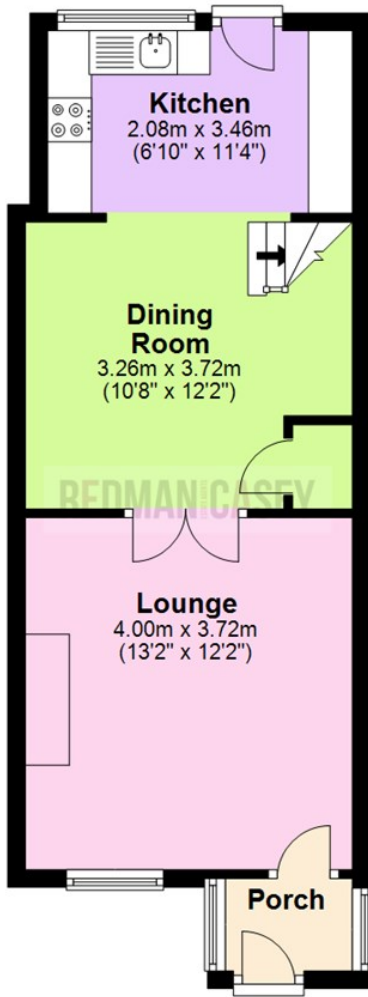
Front garden, enclosed by dwarf brick wall to front and sides, paved hard standing.

Rear, enclosed by brick wall to rear and sides, rear gated access, concrete hard standing.



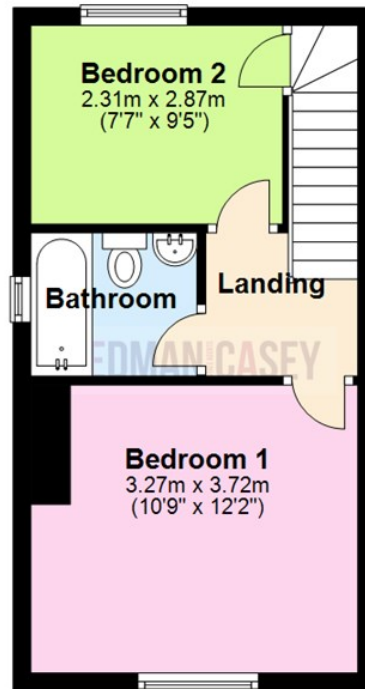
### Ground Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



### First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 64.1 sq. metres (689.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>57</b>	<b>82</b>
<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>		
(69-80) <b>C</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>51</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

