



**Pool Street, Bolton, BL1 2JU**

**Offers in the Region Of £126,500**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! SECURE GATED ALLOCATED CAR PARKING FOR ONE CAR! PART OWNERSHIP!, YOU WILL BE PURCHASING A 50% SHARE! EPC IS BAND B! A modern 3 bedroom end terraced property located on Pool Street, close by to Bolton town centre. Briefly comprises of the following, an entrance hallway, a downstairs W.C, a spacious lounge, a modern galley style kitchen including an integrated electric hob, oven, chrome extractor hood, dishwasher and a fridge freezer, an open plan dining area and a good sized low maintenance yard to the rear. On floor 2 you will find 2 bedrooms, a double and a single bedroom and a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen, and on floor 3, you will find a master bedroom (double sized) with an en-suite shower room including a basin, toilet and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. Rent is payable per month of 273.03, service charge is 79.33 per month (ground rent is included as part of





## ACCOMMODATION

### **Entrance Hallway** 10' 0" x 3' 5" (3.04m x 1.05m)

The entrance hallway to the front of the property. Decorated in white with an oak wood laminate floor. A composite entrance door is fitted to the front aspect. A useful downstairs W.C is also included to the right, with a toilet and a basin in white.

### **Lounge** 8' 4" x 13' 6" (2.55m x 4.12m)

A spacious open plan lounge to the rear of the property. Decorated in green with an oak wood laminate floor. A double glazed window and entrance door are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Kitchen** 16' 7" x 10' 0" (5.06m x 3.05m)

A modern fully fitted galley style kitchen in white with contrasting worktops. Comes with an integrated electric hob, oven, chrome extractor hood, dishwasher and a fridge freezer. Decorated in white with a mid oak wood laminate floor. Fitted with 2 double glazed windows to the side and front aspects.

### **Dining Area (open plan)**

An open plan dining area, adjacent to the kitchen. Space for a good sized dining table and chairs. Decorated in white with a mid oak wood laminate floor. (Room size is included with the kitchen)

### **Master bedroom** 13' 4" x 13' 7" (4.07m x 4.14m)

A double sized Master bedroom to the 3rd floor. Decorated in white with an oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **En-suite to the Master bedroom** 7' 0" x 5' 8" (2.13m x 1.72m)

An en-suite shower room to the Master bedroom. Comes with a basin, toilet and a shower cabinet. Fitted with 2 double glazed windows. Warmed by a gas central heated radiator.

### **Bedroom 2** 8' 4" x 13' 7" (2.53m x 4.13m)

A second double sized bedroom found on floor 2. Decorated in white with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

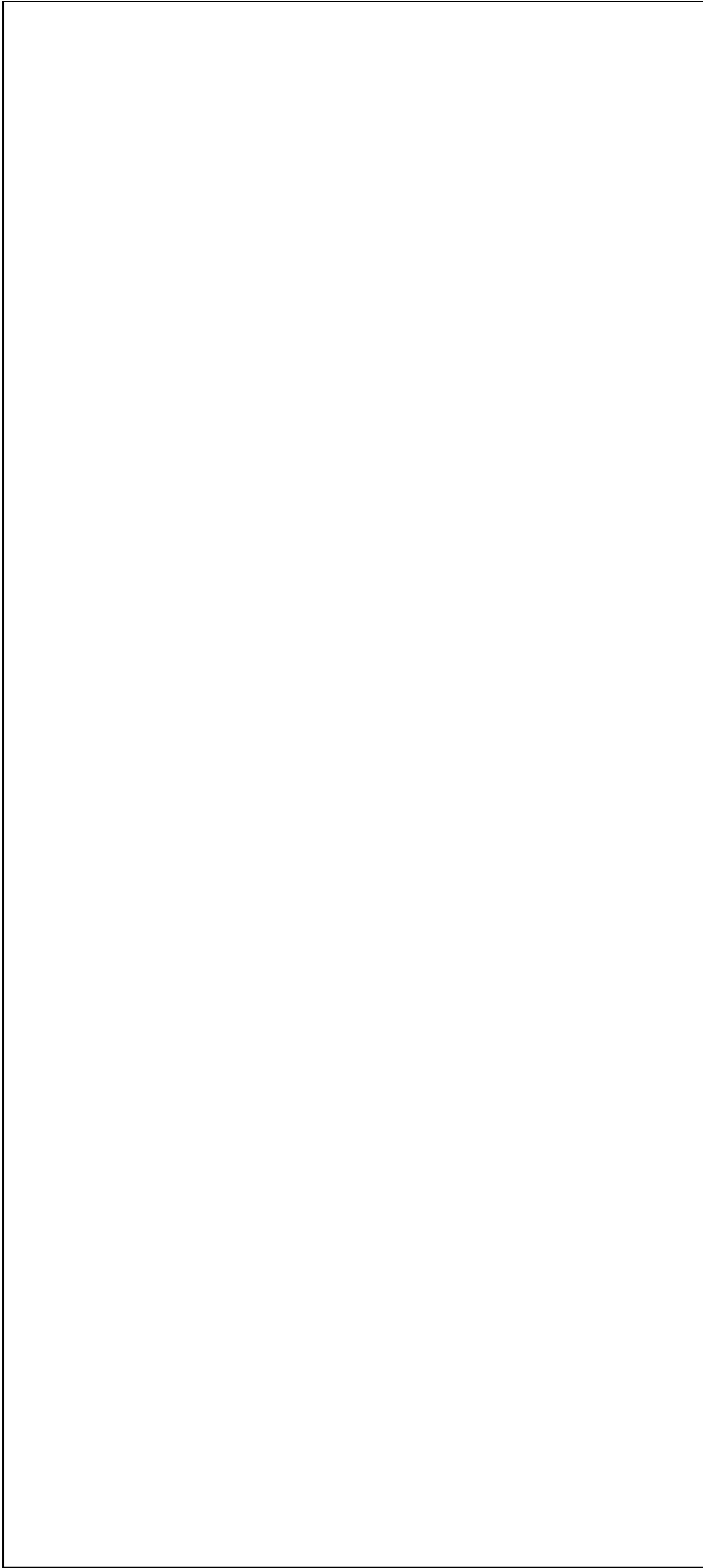
### **Bedroom 3** 7' 4" x 13' 6" (2.23m x 4.11m)

A single sized bedroom found on floor 2. Decorated in white with a mid oak wood laminate floor. Fitted with 2 double glazed windows. Warmed by a gas central heated radiator.

### **Family Bathroom** 6' 7" x 8' 2" (2.0m x 2.5m)

A modern Family bathroom found on floor 2. Comes with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Fitted with a double glazed window to the side aspect. Warmed by a gas central heated radiator.







## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

