



2 bed semi-detached bungalow to buy in BL1

Bank Top Grove, Bolton, Greater Manchester, BL1 8SL

£216,000 Starting Bid

 x2  x1  x2

Tenure

Leasehold

Property features

- ✓ Two Bedrooms
- ✓ Semi Detached
- ✓ Sold by Secure Sale
- ✓ EPC Rating D

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

For sale vacant this two bedroom semi detached dorm style bungalow has been extended and offers outstanding accommodation beautifully presented but he present owners.

This property boasts a stylish fitted kitchen with integrated appliances with open plan 'orangery', spacious lounge and ground floor bedroom, a further first floor master bedroom and dressing area plus master bathroom.

The property enjoys a pleasant rear garden, driveway and garage.

For sale with vacant possession due to relocation this a great opportunity for buyers to acquire this property is a popular area of north Bolton

Rooms

GROUND FLOOR:

Hall

Built in airing cupboard, staircase leads to first floor, access to all ground floor rooms.

Living room

Spacious open plan living room

Kitchen/diner

A high quality fitted kitchen boasts a range of both base and wall units with integrated high spec appliances including a wine fridge, gas hob, double oven, dishwasher, auto washer, fridge/freezer and breakfast bar. The open plan design blends the dining area and a further extended second lounge area with 'orangery' style roof and French doors which lead to the rear gardens and patio area.

Bedroom 1

Ground floor bedroom

FIRST FLOOR:

Landing

Bedroom 2

Double bedroom with dressing area and built in closet.

Bathroom

A stylish modern 4 piece bathroom suite in white consisting of a low level WC, wash hand basin set into a floating vanity unit, panelled bath with centre fill and shower cubical, ceramic contrasting wall tiling and matching fittings make this a stunning bathroom combination.

Rear Garden

An enclosed rear garden and patio area

Please note

The property is offered for sale with the benefit of vacant possession on request (family member is currently residing in the property)

Services

Gas central heating Upvc double glazing

Garage

A detached single garage is serviced by a private driveway capable of providing off road parking for a number of vehicles

Local Authority Bolton

Council Tax Band: C

Annual Price: approx £2,015pa

Conservation Area No

Flood Risk Very low

Floor Area approx 527 ft² / 49 m²

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic 16 Mbps

Superfast 80 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 746

Annual Ground Rent Amount: £16.00

Price: Starting Bid £216,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Year built: 1972

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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