



## 1 bed end of terrace house to buy in BL1

Palm Street, Bolton, Greater Manchester, BL1 8PQ

**£90,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Newly Renovated Throughout
- ✓ Excellent Ensuite Bathroom
- ✓ On Street Parking
- ✓ Fantastic Newly Fitted Kitchen
- ✓ EPC Rating E

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100000

The award winning sales team at Price & Co are delighted to present Palm Street, Bolton. Impeccably presented and newly refurbished, this unique one-bedroom end-terraced property is now available, ideally situated in the highly sought-after area of Astley Bridge, Bolton. The property benefits from excellent access to local amenities, transport links for commuters, well-regarded schools, supermarkets, and a variety of restaurants and pubs all within close proximity.

Set over three floors, this characterful home has been fully refurbished to an high standard and is ready for immediate occupation. The accommodation briefly comprises a welcoming lounge featuring exposed stone walls, stone flooring, and tasteful neutral décor throughout.

To the lower ground floor, the stunning newly fitted kitchen offers a modern range of white gloss wall and base units complemented by oak worktops, providing ample storage and workspace. The kitchen includes a freestanding electric cooker, with space for a washing machine and fridge/freezer, as well as an additional storage cupboard. A door leads out to the communal garden area.

To the first floor, the generously sized double bedroom is finished with newly fitted grey carpets, neutral décor, and a front-facing window allowing plenty of natural light.

Completing the property is a stylish, newly renovated ensuite bathroom, fitted with a WC, pedestal wash basin, and a panelled bath with overhead power shower, finished with modern lino flooring.

Further benefits include a brand-new gas central heating system, full electrical rewire, new uPVC windows, and a composite front door. Ample on-street parking is available to the front of the property.

Early viewing is highly recommended.

EPC Rating: E

Lounge (3.37m x 4.15m)

Kitchen (3.43m x 4.07m)

Master Bedroom (4.17m x 4.11m)

Bathroom (1.86m x 1.83m)

Parking - On street

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 926

Annual Ground Rent Amount: £2.00

Price: Starting Bid £90,000

Property Type: End of terrace house

Parking: On Street

Year built: 1920

Construction materials: Stone built

Roofing type: Slate 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: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         | 80  |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   | 52      |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | 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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