



## 2 bed terraced house to buy in

Wigan Road, Bolton, Bolton, Lancashire,  
BL3 4QN

**£115,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Fully renovated to an exceptional standard
- ✓ Two-Bedroom Terraced Home
- ✓ Private, Well-Maintained Garden
- ✓ EPC Rating C

## Key Information

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

## Description

This beautifully presented two-bedroom terraced home is located in a quiet and highly desirable part of BL3, offering a perfect balance of modern design, comfort, and practicality. Fully renovated to an exceptional standard, this property is ideal for first-time buyers, couples, small families, or professionals seeking a move-in ready home in a well-connected area.

Upon entering the property, you are welcomed by a bright and spacious living room that has been tastefully finished with modern lighting, neutral décor, and a large reclining sofa that adds both comfort and style. The atmosphere is both warm and inviting, making it a perfect space to unwind after a long day or entertain family and friends.

Moving through to the rear of the property, the kitchen and dining area have been thoughtfully designed with modern living in mind. The kitchen features sleek white cabinetry, striking black tile splashbacks, and ample counter space for meal preparation. The entire area is well-lit and flows naturally, creating a functional and stylish heart of the home.

Upstairs, you'll find two well-proportioned bedrooms, both finished in soft, neutral tones and flooded with natural light. The main bedroom is particularly spacious, offering a peaceful and airy retreat with a large window overlooking the surrounding area. The second bedroom also offers good dimensions, making it ideal for use as a children's room, guest bedroom, or even a home office. The newly fitted bathroom has been completely updated with a modern suite and contemporary finishes, providing a clean and elegant space for your daily routine.

To the rear of the property is a private and well-maintained garden, perfect for outdoor relaxation, children's play, or summer barbecues. It's a great extension of the indoor living space, offering the opportunity for gardening or simply enjoying the fresh air in a quiet setting.

This home has benefited from a refurbishment, leaving no detail overlooked. Major works include a full re-roof, brand new electrical wiring throughout, a completely new central heating system, fresh plastering and skimming to all walls and ceilings, a brand new kitchen with modern fixtures, and a newly installed bathroom. Every element has been updated to create a modern, efficient, and comfortable home.

Situated in the heart of BL3, the property enjoys a peaceful residential setting while being conveniently close to local amenities, schools, parks, and excellent transport links. Whether you're commuting, shopping, or enjoying the local area, everything you need is right on your doorstep.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 872

Ground Rent Review Period: £2.25 per annum

Price: Starting Bid £115,000

Property Type: Terraced House

Parking: Off Street

Year built: 1907

Construction materials: Brick and block

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

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: Cable

Mobile signal coverage: Good

## Ground Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



## First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 66.9 sq. metres (720.2 sq. feet)

Wigan Road, Bolton, Bolton, Lancashire, BL3 4QN

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

