



*Poplar Avenue*  
Bolton

**Miller Metcalfe**  
*Every step of the way*

# Poplar Avenue

Bolton

Terraced



2



1

EPC Rating - C

\*\*\*FANTASTIC FIRST TIME OR BUY TO LET\*\*\*OFFERED FOR SALE WITH NO ONWARD CHAIN\*\*\*

Superb traditional bay fronted terraced home, two good sized double bedrooms, attractive lounge and modern fitted dining/kitchen, separate utility area, three piece bathroom, yard to the rear. No chain involved, Internal viewing a must! This exceptional home has generous well-proportioned accommodation which would make an excellent First Time Buy or To Let Investment.

It is situated within a highly favoured area on the outskirts of Bolton that is well placed for a host of amenities, renowned schooling and major transport links. With the added benefit of No Chain involved, an early viewing is strongly advised to avoid disappointment.

## TENURE

Leasehold

Lease Start Date

17 Nov 1911

Lease End Date

02 Nov 2900

Lease Term

990 years from 2 November 1910

Lease Term Remaining

877 years

## SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - Yes

## COUNCIL TAX

Band - A

Annual Price - £1,306

## MOBILE COVERAGE

EE - Medium

Vodafone - High

Three - Medium

O2 - Medium

## BROADBAND

Basic

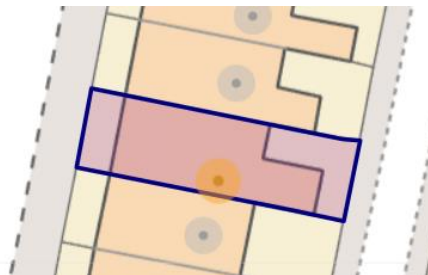
20 Mbps

Superfast

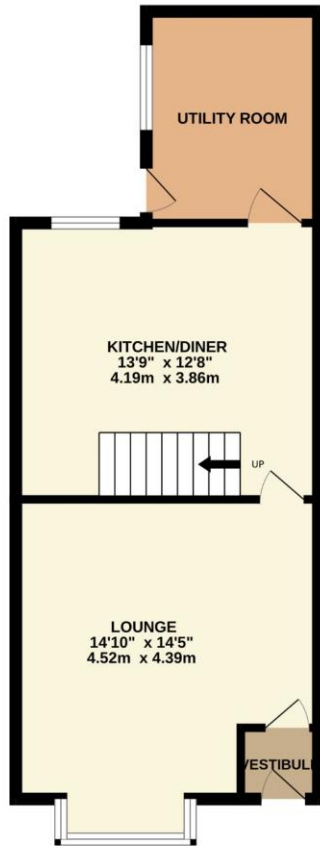
80 Mbps

Ultrafast

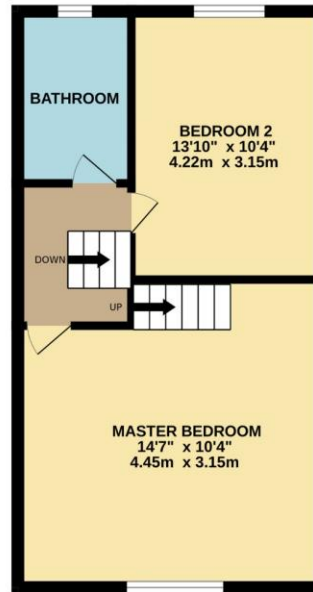
1000 Mbps



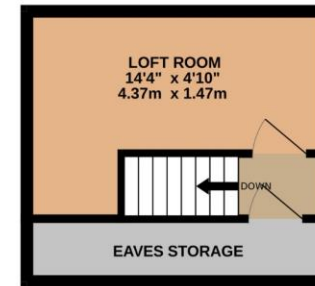
GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR  
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

*Can't thank you all enough.*

Sally - Google ★★★★★

*Helped to sell our house within two weeks!*

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

*Would highly recommend Miller Metcalfe.*

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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