



*Shrewsbury Road*

Bolton

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

# Shrewsbury Road

Bolton

Terraced



2



2

EPC Rating - D

\*\*\*TWO BEDROOM, SPACIOUS TERRACE, EXTENDED KITCHEN & TWO RECEPTION ROOMS, TWO BATHROOMS \*\*\*FANTASTIC FIRST TIME BUY OR FAMILY HOME\*\*\*

This deceptively spacious two bedroom terrace is being welcomed to the market close to an assortment of amenities such as Morrisons supermarket, regarded schooling and placed within proximity to Bolton town centre, motorway networks with good transport and commuting links. The property is in a beautiful condition and good decorative order and would suit a range of buyers looking for a spacious property.

The property benefits from entrance vestibule leading into lounge overlooking the front aspect, dining room/2nd lounge leading into the extended modern fitted fully tiled kitchen, with access into the fully tiled downstairs wet room and separate washroom this completes the ground floor. Rising to the first floor two good sized double bedrooms and a fully tiled family bathroom. There is potential to split the master bedroom in two rooms should your family dynamics require an additional bedroom. There is also a useful loft that has been boarded perfect for storage.

Externally to the rear, a quaint courtyard has been transformed into a useable outdoor space perfect for al fresco drinks or dining. Parking is on street.

The property is fully uPVC double glazed and warmed by gas central heating.

## TENURE

Leasehold  
Lease Start Date  
06/10/1901  
Lease End Date  
12/05/2896  
Lease Term  
999 years from 12 May 1897  
Lease Term Remaining  
872 years

## COUNCIL TAX

Band: A  
Annual Price: £1,306

## MOBILE COVERAGE

EE - Medium

Vodafone - High  
Three - Medium  
O2 - Medium

BROADBAND  
Basic - 15 Mbps  
Superfast - 80 Mbps  
Ultrafast - 1000 Mbps

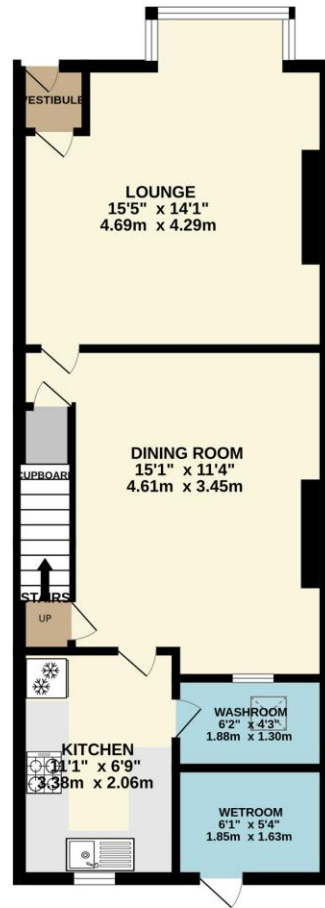
## SATELLITE / FIBRE TV AVAILABILITY

BT - Yes  
Sky - Yes  
Virgin - Yes

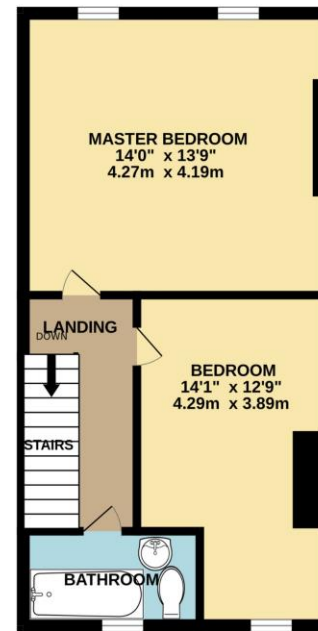




GROUND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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 is given as to their operability or efficiency can be given.  
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