

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

33 Rainshaw Street, Bolton, BL1 8QY

The Property...

A fabulous end terraced house, offering spacious living space. The current owner have the property immediately presented, so it's just waiting for its next owners to unpack and start to enjoy! Being the end terrace, it occupies a larger than average plot with gardens to the front, rear and side.

Step Inside...

Into the entrance vestibule and through to your lounge, a gas fire will give the room a warm glow. The next room to discover is your dining room, another generous sized room with a fireplace and a window looking over the garden. An archway leads through to the kitchen featuring wall and floor units including a built in oven and gas hob with extractor hood above. An exit door leads to the landscaped low maintenance gardens.

Bed Time...

on the first floor you will find two double bedrooms and a 3 piece bathroom. The bathroom includes a bath with electric shower above, a low level WC and wash basin with storage below, plus two chrome heated towel radiators. A pull down ladder gives access to the loft space, there is a window to the side elevation to allow natural light into this space.

Step Outside...

Into the rear and side low maintenance garden, including a flagged patio, perfect to set up your garden furniture and BBQ during those warmer summer months. There is an Astro-turfed lawn bordered with plants and shrubs. To the side is an additional patio area with a timber shed for storage.

Location-Located in Sharples close to all local amenities and good schools.

33 Rainshaw Street, Bolton, BL1 8QY

£160,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Spacious End Terraced House
- Lounge
- Dining Room
- Kitchen
- Two Double Bedrooms
- 3 Piece Bathroom
- Landscaped Gardens
- Internal Inspection Highly Advised

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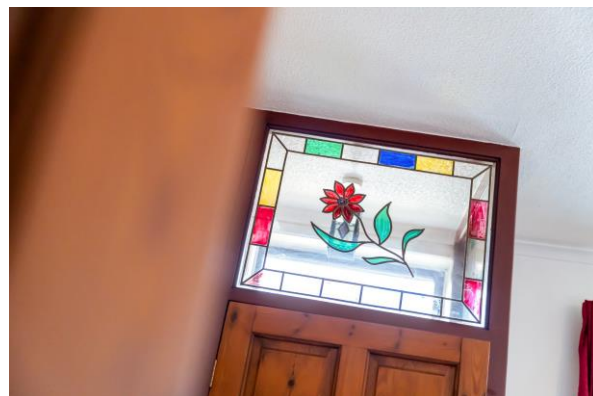
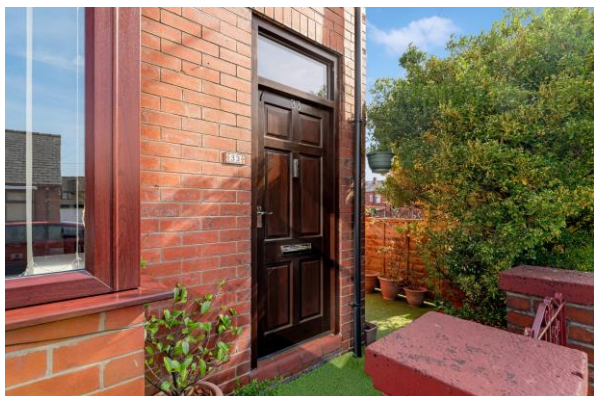
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Entrance



Lounge



Dining Room



Kitchen





First Floor



Bedroom 1

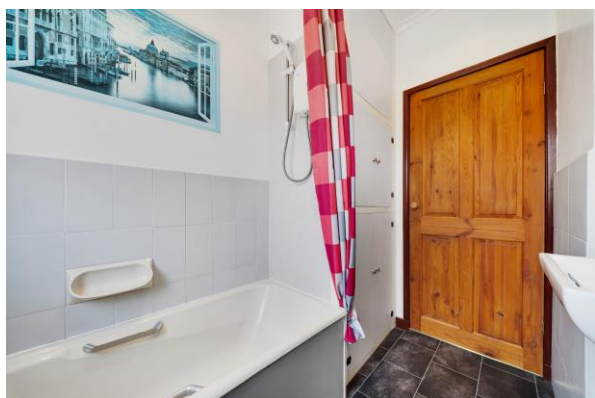


Bedroom 2



3 Piece Bathroom





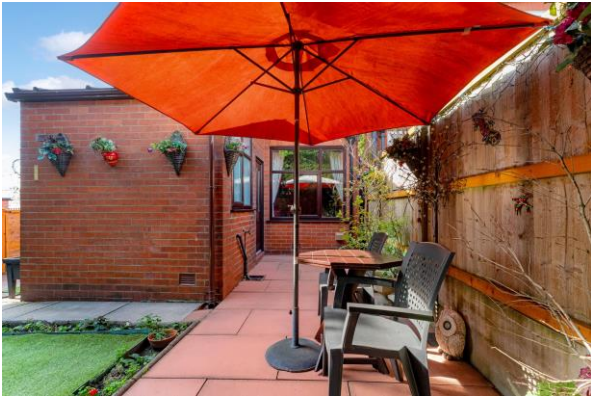
Attic Room



Outside

Rear Garden





Side Garden



Agents Notes

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