

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.

4 Clarendon Road, Bolton, BL2 6BT

The Property

An impressive, fully modernised garden fronted mid terraced house, ideal first time buyers or investors!

Step Inside

Through the black composite front door into your inviting lounge, a window looks over the front and allows natural light. The next room to discover is your kitchen-diner, featuring white wall and floor units including a built in oven and hob with extractor hood above, integrated fridge freezer plus plumbing for your washing machine. There is ample space for your dining table to entertain family and friends. An exit door leads outside to the rear courtyard.

Upstairs

The landing connects you to two good sized bedrooms and a modern 3 piece bathroom. The master bedroom benefits from fitted wardrobes to keep the room neat and tidy. The impressive bathroom includes a bath with shower above, vanity wash basin and a Wc, stylish tiling and contemporary black fittings and towel radiator.

Outside

The low maintenance rear courtyard has been tiled to give a contemporary feel, perfect to position your garden furniture and BBQ to enjoy the summer sun!

Location

The property is conveniently located close to a range of local amenities including shops, supermarkets, cafés and other everyday services. Bolton town centre is a short distance away and offers a wider selection of retail, dining and leisure facilities. There are regular bus routes along Bury Road providing easy access to surrounding areas. Road links such as A666, M61 and M60 are also easily accessible for travel across Greater Manchester.

£130,000

4 Clarendon Road, Bolton, BL2 6BT

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



**WILLIAM
THOMAS**
SALES & LETTINGS

www.williamthomasestates.co.uk

01204 590130

info@wtestates.co.uk



- Fully Modernised Garden Fronted Mid Terrace
- Lounge
- Kitchen-Diner
- Two Bedrooms
- Modern 3 Piece Bathroom
- Landscaped Rear Courtyard
- Internal Inspection Highly Advised

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