



99Home Ltd.

99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

3 Bed End Of Terrace In Cameron Street , Bolton, BL1 6RG

£170,000



Ref:16063





SHORT DESCRIPTION

Property Ref: 16063 This attractive three-bedroom end terrace home offers an excellent opportunity for first-time buyers and investors alike, situated in the highly convenient and sought-after area of Astley Bridge. The property features 2 bright and welcoming reception rooms, with sliding doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. The rear yard enjoys sunlight throughout the year, making it an ideal space for relaxing, entertaining, or family use. A modern fitted kitchen provides a practical and stylish cooking space, while the newly refurbished bathroom has been finished to a contemporary standard. Upstairs, three well-proportioned bedrooms offer comfortable accommodation for families, professionals, or tenants. Externally, the property benefits from being an end terrace, offering additional privacy, along with ample street parking with no restrictions. The location is particularly appealing, being close to local schools, parks, and amenities, and just a short distance from ASDA supermarket and transport links. With its great location, modern updates, and strong rental appeal, this property represents a fantastic investment opportunity or a perfect first step onto the property ladder. Property Type: End of Terrace Full selling price: £170000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 854 Yearly Ground Rent Cost: £20.00 Yearly Management Cost: £0.00 Council tax band: A EPC rating: D Measurement: 990.28 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

1

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	End-terrace house
Total floor area	92 square metres

Rules on letting this property

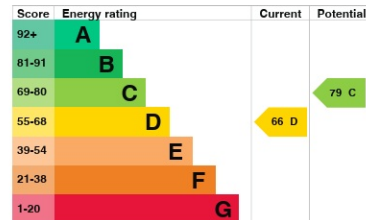
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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