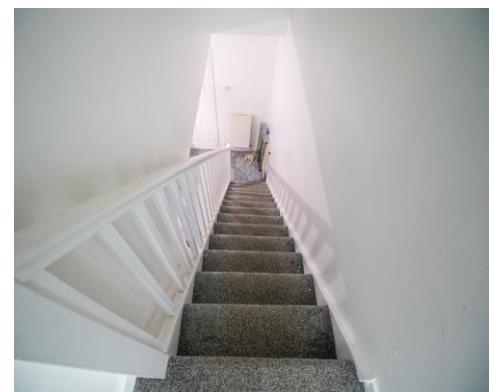




Frank Street, Halliwell, Bolton, BL1 3HT

Guide Price £65,000

PLEASE NOTE THIS PROPERTY COMES WITH A SITTING TENANT, CURRENTLY PAYING 525 PER MONTH, 6,300 PER ANNUM. A well presented 2 bedroom mid terrace home, located on Frank Street in the Halliwell area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge with a feature electric fire and surround, a modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood, a utility room/W.C and a small yard to the rear. To the upper floor you will find 2 bedrooms, a spacious double sized Master bedroom and 1 single bedroom, plus a Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Viewings strictly by appointment only with Bolton Properties. FOR SALE BY THE MODERN METHOD OF AUCTION! Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires



ACCOMMODATION

Entrance Vestibule 3' 10" x 2' 10" (1.17m x 0.87m)

The entrance vestibule to the front of the property.

Lounge 10' 4" x 12' 3" (3.16m x 3.73m)

A spacious lounge with a feature electric fire and surround. Decorated in neutral colours with a grey wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 10' 10" x 12' 2" (3.31m x 3.7m)

A modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Stairwell to the upper floor

The stairwell to the upper floor. Decorated in neutral colours with a grey coloured carpet.

Master bedroom 8' 9" x 12' 2" (2.67m x 3.71m)

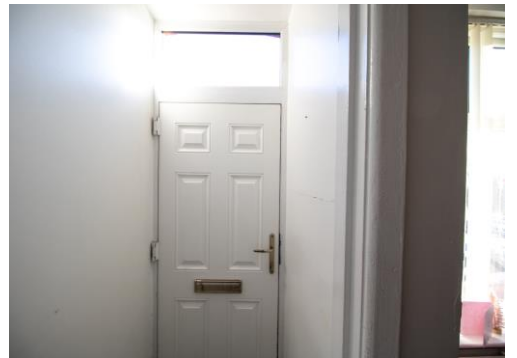
A spacious double sized Master bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 8' 4" x 8' 9" (2.54m x 2.66m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Family Bathroom 6' 0" x 5' 7" (1.84m x 1.71m)

A modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath.



Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

