

48 Clarke Street, Heaton, Bolton, Greater Manchester, BL1 4HP



Offers In The Region Of £64,950

- 2 Bedrooms
- Close To Amenities
- Gas Centrally Heated
- No Chain
- Ideal First Time Buy Or Buy To Let Opportunity
- Double Glazed Windows



Lounge 12'3" x 14'3" (3.73 x 4.34)

Access from front via upvc and glass panelled door to lounge with feature fireplace with gas fire with marble back panel, hearth and ornate surround, power points, aerial point, wall mounted radiator, door to kitchen.

Kitchen/Diner 12'3" x 11'5" (3.73 x 3.48)

Access from the lounge to kitchen diner with a range of wall and base units with single drainer sink, space for fridge, space for cooker, stairs rise to upper level, power points, door to rear, double glazed window to rear.

Bedroom 1 12'3" x 10'3" (3.73 x 3.12)

Access from the landing to master bedroom with power points, wall mounted radiator, space for robes, double glazed window to front aspect.

Landing

Stairs rise to upper level. door lead to further accommodation.

Bathroom

three piece bathroom with panelled bath, low level W.C. vanity wash basin, storage cupboard.

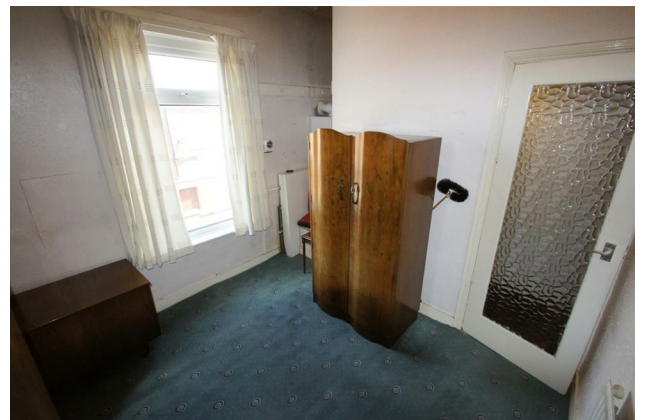
Bedroom 2 9'2" x 9'4" (2.79 x 2.84)


Access from the landing to bedroom two situated to the rear elevation with double glazed window, space for robes, wall mounted radiator, power points, wall mounted gas fired central heating boiler.

Outside

To the rear a low maintenance flagged patio with traditional borders.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	