



49 Fylde Street East
Bolton, BL3 2QE

Offers In Region Of
£84,995

Property Features

- 2 Bedroom Mid Terrace Property for sale
 - Open plan Lounge/Diner
 - Yard to rear with newly erected fence panels
 - Off road parking
 - Double Glazed throughout
 - Ideal for first time buyers
 - Fitted wardrobes to Bedroom One
 - Close to Moses Gate Train Station
 - Within walking distance to Moses Gate Country Park
 - Excellent links to the A666
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STEP INSIDE

As you step into the property the vestibule leads you into the spacious open plan lounge/diner with feature staircase and fireplace. Further benefits to this room consist of; fitted laminate flooring, two ceiling lights, large double glazed window, gas fire with wooden surround, TV aerial and space for living room furnishings of your choice. The staircase is positioned in the middle of the room slightly separating the dining area from the lounge. This space is a great size and would accommodate a large table and multiple chairs along with other dining room furnishings of your choice.

The kitchen is located to the rear of the property, offering a range of wall and base units with complementary worksurfaces. Further benefits include, integrated dishwasher, space for a fridge freezer, plumbed for washing machine, space for tumble dryer, room and gas supply for a free standing cooker, tiled flooring, partly tiled walls, two double glazed windows and rear door leading into the yard.

Rising to the first floor now, where you are greeted with two bedrooms, study and a family bathroom.

Bedroom One is located to the front aspect, offering a fitted carpet, ceiling light, double glazed window, radiator and a range of fitted wardrobes.

Bedroom two is located to the rear aspect, offering a fitted carpet, ceiling light, radiator, double glazed window and ceiling light.



The study area is situated just before you reach the bathroom. The current owners have made the best use of this space with a range of fitted storage units and a computer desk.

The family bathroom is positioned to the rear aspect, featuring a white suite including a bath, WC, wash basin and separate shower cubicle. Further features include fully tiled walls and flooring, radiator and double glazed window.

To the rear of the property you will find a low maintenance flagged yard, with new fence panels and a wooden shed ideal for storage.

LOCATION

The property is located close to a number of excellent transport links. The A666 is just around the corner with access into Manchester and Bolton Town Centre. Burden Retail Park is just a short drive away offering a huge variety of facilities briefly including, Asda Superstore, Home Bargains, Subway, Johnson's The Cleaners and The Fitness Academy. Moses Gate train station is also within a short walk away giving you transport straight into Manchester Town Centre.

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