

Derby Street, Bolton, BL3 6LT

£800

Council Tax Band: A



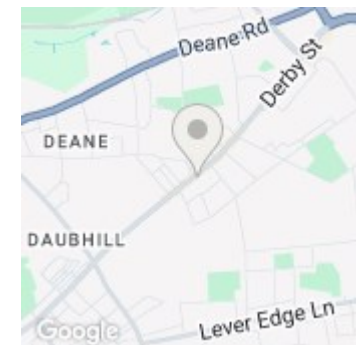
Upon entering, you'll be welcomed by a warm and inviting atmosphere, with well-proportioned rooms that offer ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring every corner of the home is used effectively. Natural light floods through the windows, creating a bright and airy environment that enhances the overall appeal of the property.

The location on Derby Street is particularly advantageous, placing you within easy reach of local amenities, schools, and parks. Bolton's rich history and culture are just a stone's throw away, offering a variety of shops, restaurants, and recreational activities to enjoy. The excellent transport links in the area make commuting to nearby towns and cities a breeze, ensuring you are well-connected to everything you need.

This flat is more than just a property; it's a place where memories can be made. Whether you're looking to settle down or invest in a promising opportunity, this home on Derby Street is sure to meet your needs. With its spacious layout, prime location, and potential for personalisation, it presents an excellent opportunity for those seeking a new chapter in their lives. Don't miss the chance to make this lovely house your own.



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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	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	