

Charles Holden Street, Bolton, BL1 4SQ

O.I.R.O £125,000

Council Tax Band: A



Welcome to 2 Charles Holden Street, Bolton, BL1 4SQ—a charming terraced home that offers a harmonious blend of comfort and convenience. Situated in a vibrant community, this property provides an excellent opportunity for first-time buyers, small families, or investors seeking a valuable addition to their portfolio.

Upon entering, you are greeted by a welcoming living area that serves as the heart of the home. The space is thoughtfully designed to accommodate both relaxation and social gatherings, creating an inviting atmosphere for residents and guests alike.

The kitchen is well-appointed with modern appliances and ample storage, ensuring meal preparation is both efficient and enjoyable. Its functional layout caters to the needs of contemporary living, making it a delightful space for culinary endeavors.

This residence features two comfortable bedrooms, each offering a peaceful retreat at the end of the day. Natural light enhances the sense of space, creating bright and airy rooms that promote rest and relaxation.

The property also includes a well-maintained bathroom, equipped with essential fixtures to meet your daily needs.

Located within easy reach of local amenities, reputable schools, and excellent transport links, 2 Charles Holden Street ensures that daily necessities and commuting options are readily accessible. The surrounding area fosters a strong sense of community, making it an ideal place to establish your new home.



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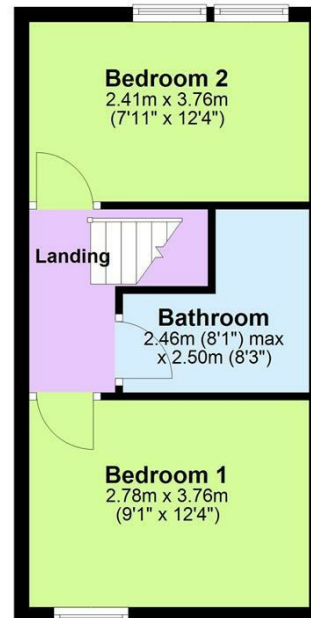
Ground Floor

Approx. 33.0 sq. metres (355.0 sq. feet)

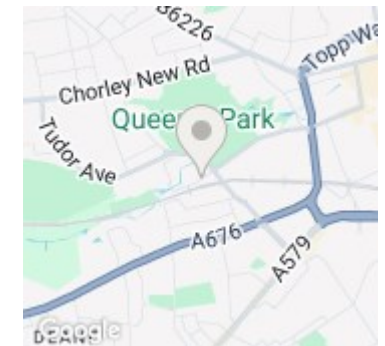


First Floor

Approx. 29.5 sq. metres (318.0 sq. feet)



Total area: approx. 62.5 sq. metres (673.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	