



## 44 Hengist Street, Bolton

£135,000 Leasehold

Two bedroom terrace property • Two reception rooms • Office/Study room • Three piece bathroom • Loft fully boarded • Roller shutter to rear for one small vehicles in rear garden • Perfect first time buyer property • Excellent investment opportunity • Walking distance to Leverhulme Park • Close to good schools both primary and secondary • Close to local amenities • Walking distance to Bolton town centre and train station



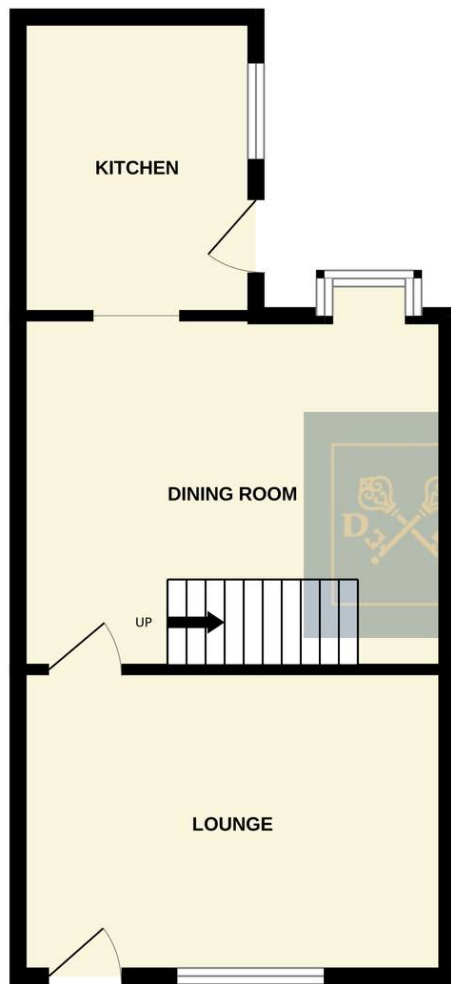


This well-presented two bedroom terraced house offers a fantastic opportunity for both first time buyers and investors, boasting a versatile layout and a sought-after location. The property features two spacious reception rooms, providing ample space for relaxation and dining. The kitchen is well-proportioned and leads to a three piece bathroom, which is finished to a good standard.

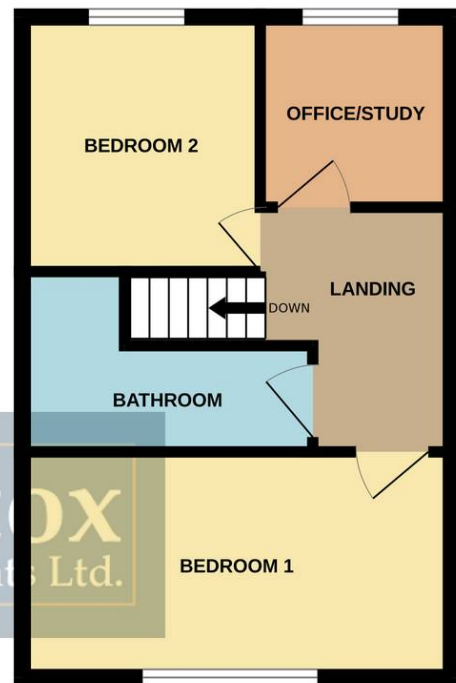


Upstairs, both bedrooms are generously sized and benefit from plenty of natural light. A separate office or study room offers flexibility for home working or hobbies. The loft is fully boarded, offering valuable storage space or potential for further development (subject to the necessary consents). The property is ideally situated within walking distance of Leverhulme Park, and is close to a range of well-regarded primary and secondary schools, making it an excellent choice for families. Local amenities are easily accessible, and Bolton town centre, with its array of shops, restaurants and the train station, is just a short walk away.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To the front of the property, a low level brick wall with a wrought iron gate provides a welcoming entrance, complemented by an external gas metre box for convenience. The rear yard is enclosed by a sturdy brick wall, ensuring privacy and security. An outside hosepipe connection is available for gardening or cleaning needs. A key feature of the outside space is the roller shutter, which allows parking for one small vehicle within the rear garden, a valuable asset in this area. This setup offers both practicality and peace of mind for residents. The yard is low maintenance, making it ideal for those seeking outdoor space without the upkeep of a larger garden. This property combines comfortable living with practical features, all in a prime location close to everything Bolton has to offer.