Olaf Street, Bolton

£100,000

Miller Metcalfe
Every step of the way

24 Olaf Street

Bolton

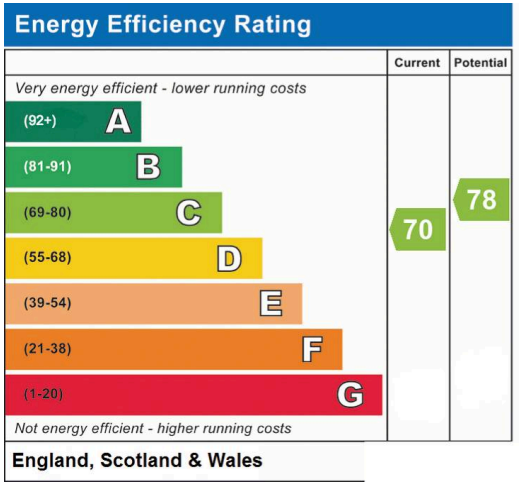
This two bedroom mid-terraced house is offered to the market with no onward chain and represents an excellent opportunity for both first-time buyers and investors alike. Situated in a popular location, this property benefits from convenient access to local amenities, schools, and transport links, making it an ideal buy to let investment or a comfortable home for those seeking a well-connected address. Upon entering, you are greeted by a welcoming entrance vestiblel that leads into a spacious and light-filled living room, perfect for relaxing or entertaining guests. The adjoining kitchen is fitted with a range of wall and base units, providing ample storage and preparation space, as well as room for appliances. Upstairs, there are two generously sized bedrooms, both offering plenty of natural light and versatile accommodation that can be tailored to suit your needs, whether as bedrooms, a home office, or a guest room. The family bathroom is fitted with a three piece suite comprising a panelled bath with shower over, wash basin, and WC (toilet), ensuring practicality for everyday living. The property also benefits from double glazing and gas central heating throughout, contributing to energy efficiency and comfort all year round. A garden to the front of the property enhances its kerb appeal and provides a welcoming approach. The absence of an onward chain means a swift and straightforward purchase is possible, appealing to those looking for a hassle-free move or a quick addition to their investment portfolio. The surrounding area is popular, with a strong sense of community and a range of shops, cafes, and recreational facilities within easy reach. Excellent public transport options and major road links offer straightforward connections to the wider region, making it a convenient base for commuters. This two bedroom mid-terraced property combines location, practicality, and potential, making it a must-see for anyone seeking a well-located home or a promising investment opportunity. Early viewing is highly recommended to appreciate all that this property has to offer.

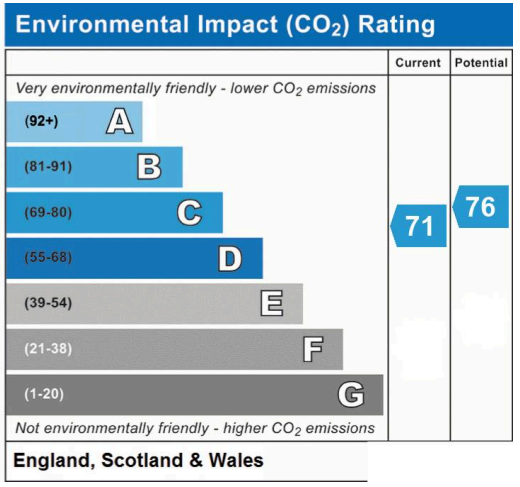
Council Tax band: A

Tenure: Leasehold

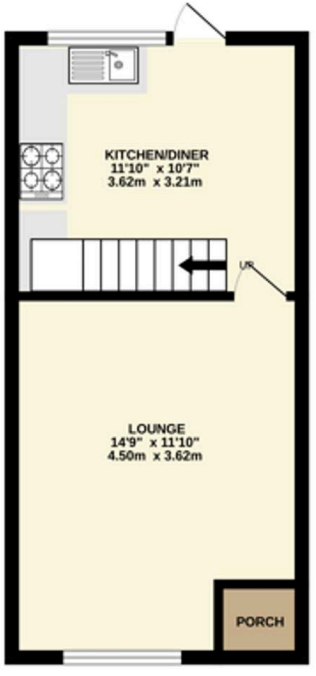
EPC Energy Efficiency Rating: C

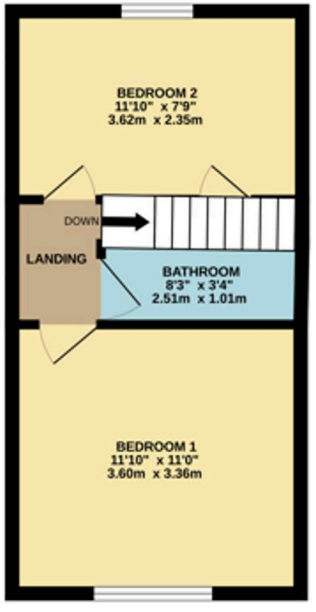
EPC Environmental Impact Rating: C

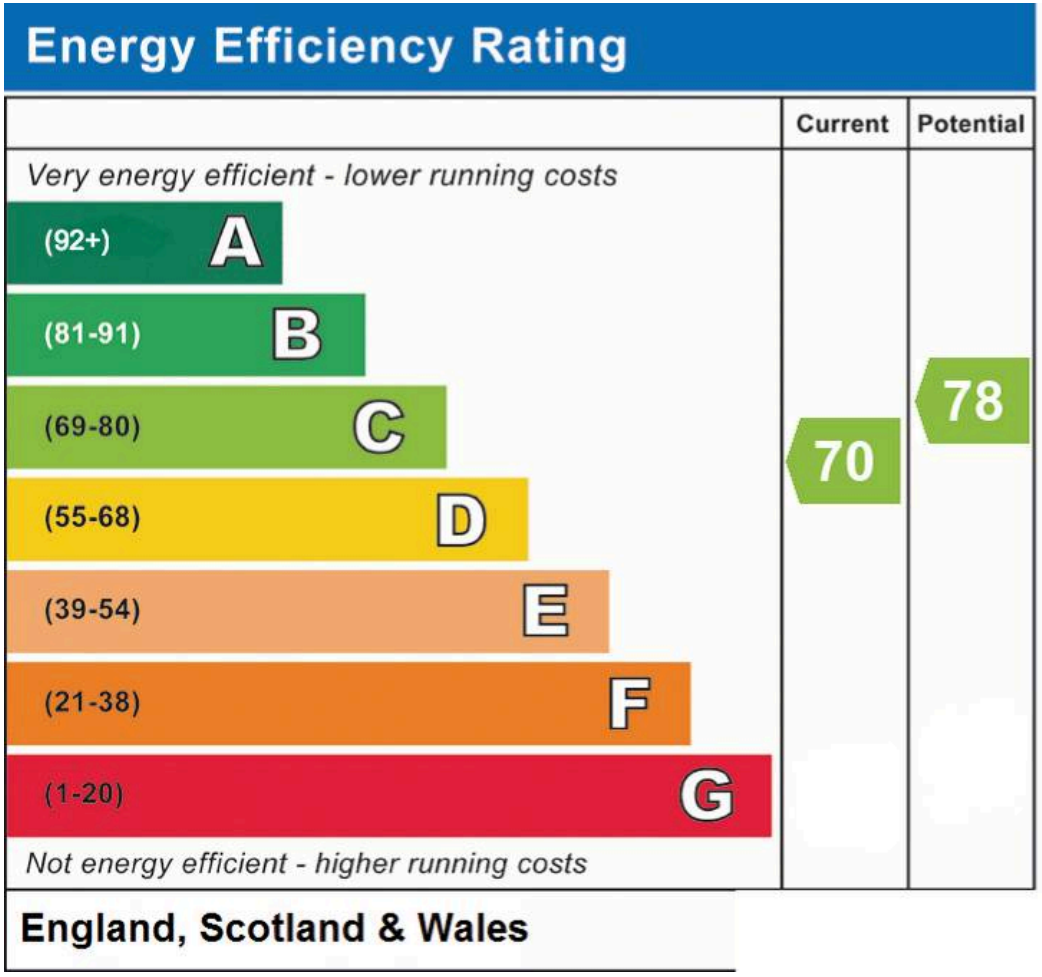

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
78
England, Scotland & Wales

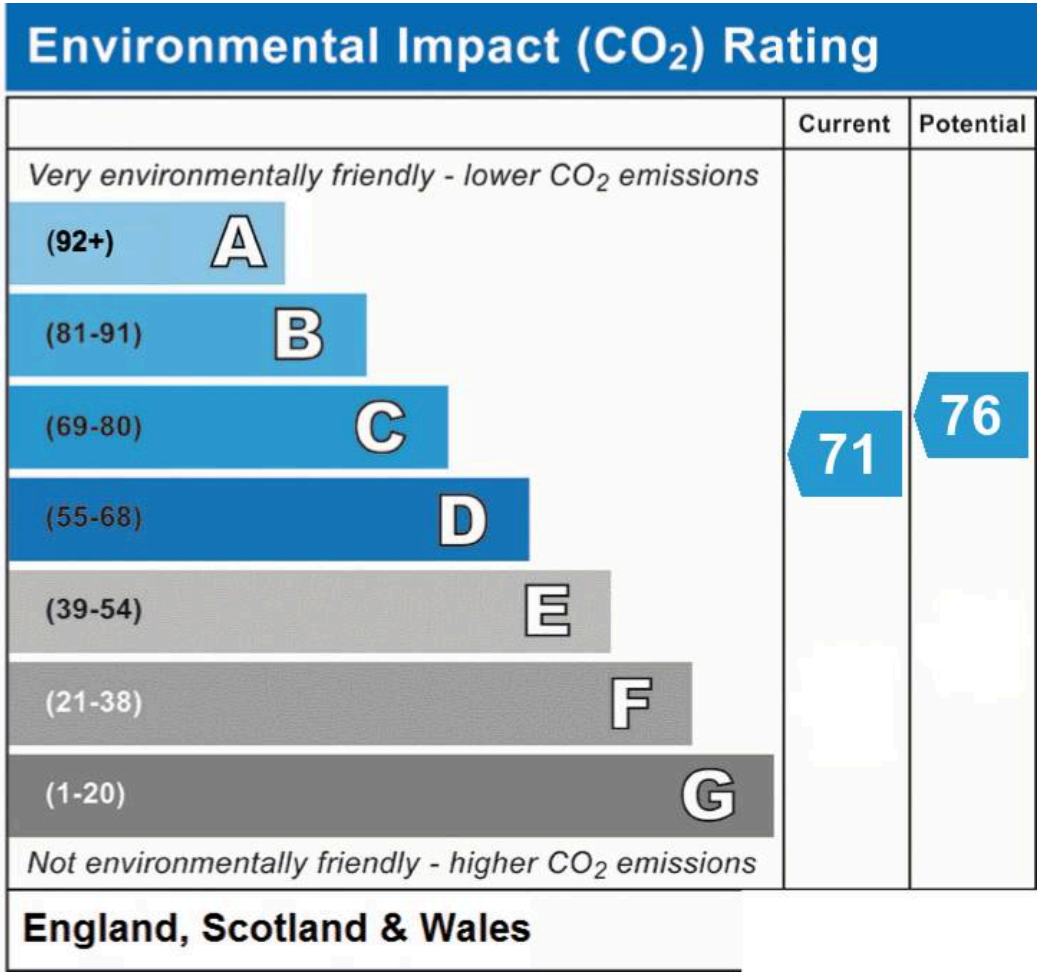

Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
71
76
England, Scotland & Wales

Street
18


KITCHEN/DINER
11'10" x 10'7"
3.62m x 3.21m
UP
LOUNGE
14'9" x 11'10"
4.50m x 3.62m
PORCH


BEDROOM 2
11'10" x 7'9"
3.62m x 2.35m
DOWN
LANDING
BATHROOM
8'3" x 3'4"
2.51m x 1.01m
BEDROOM 1
11'10" x 11'0"
3.60m x 3.36m





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