BEN ROSE



Hurst Street, Bolton

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this spacious and versatile four/five-bedroom end-terrace home, situated in a sought-after residential area of Bolton. Benefitting from a substantial double extension, this well-presented property offers generous living accommodation throughout, making it an excellent choice for growing families and couples alike. The home enjoys a convenient location close to Bolton town centre, where an array of shops, bars, restaurants, pubs and highly regarded schools can be found. Excellent bus links provide easy access to both Bolton and Bury, while nearby access to the M60 and M61 motorways ensures straightforward travel towards Manchester and the surrounding areas.

Upon entering the property, you are welcomed into the entrance hall which leads through to the spacious lounge, featuring a large bay window that fills the room with natural light. To the rear, the impressive L-shaped open-plan kitchen and dining room provides the heart of the home, complete with a gas hob, double oven, integrated fridge and French doors opening onto the garden. A useful utility room is located just off the kitchen, offering additional storage and workspace, with direct access to the garden. Completing the ground floor is a convenient three-piece shower room.

To the first floor, the generous master bedroom benefits from fitted wardrobes, while two further double bedrooms provide excellent accommodation. A fourth single bedroom offers flexibility as a nursery, study or dressing room. Serving the floor is a three-piece family bathroom. Stairs lead to the second-floor loft space, currently utilised as a bedroom and featuring a Velux window.

Externally, the property is fronted by a low-walled paved garden, creating an attractive approach. To the rear is a substantial enclosed garden, bordered by high fencing and walls for added privacy. The space is predominantly paved and includes a patio seating area, artificial lawn and double gates providing vehicle access if required. Offering spacious accommodation, flexible living space and an excellent location, this is a fantastic home that must be viewed to be fully appreciated.




Russell Hobbs







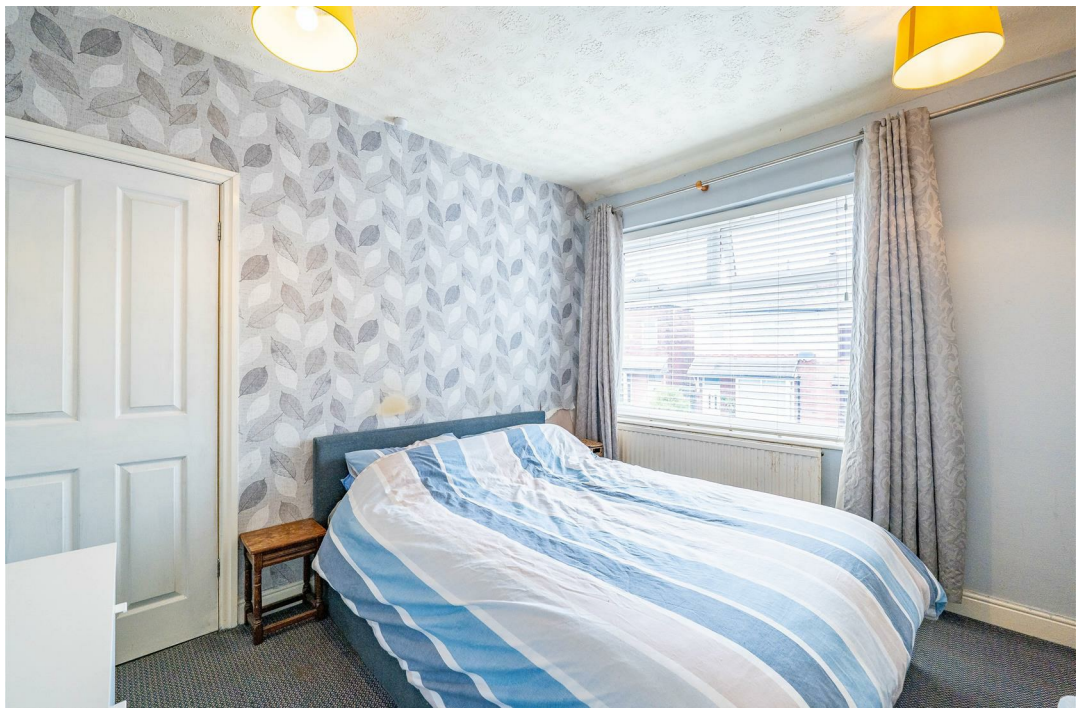


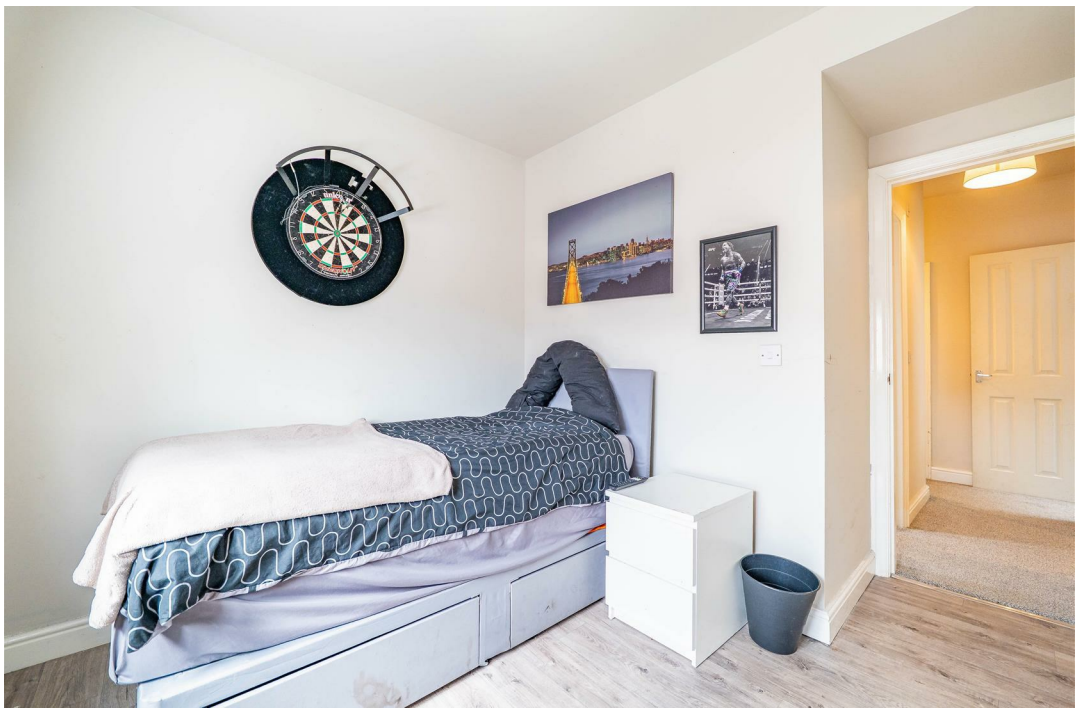




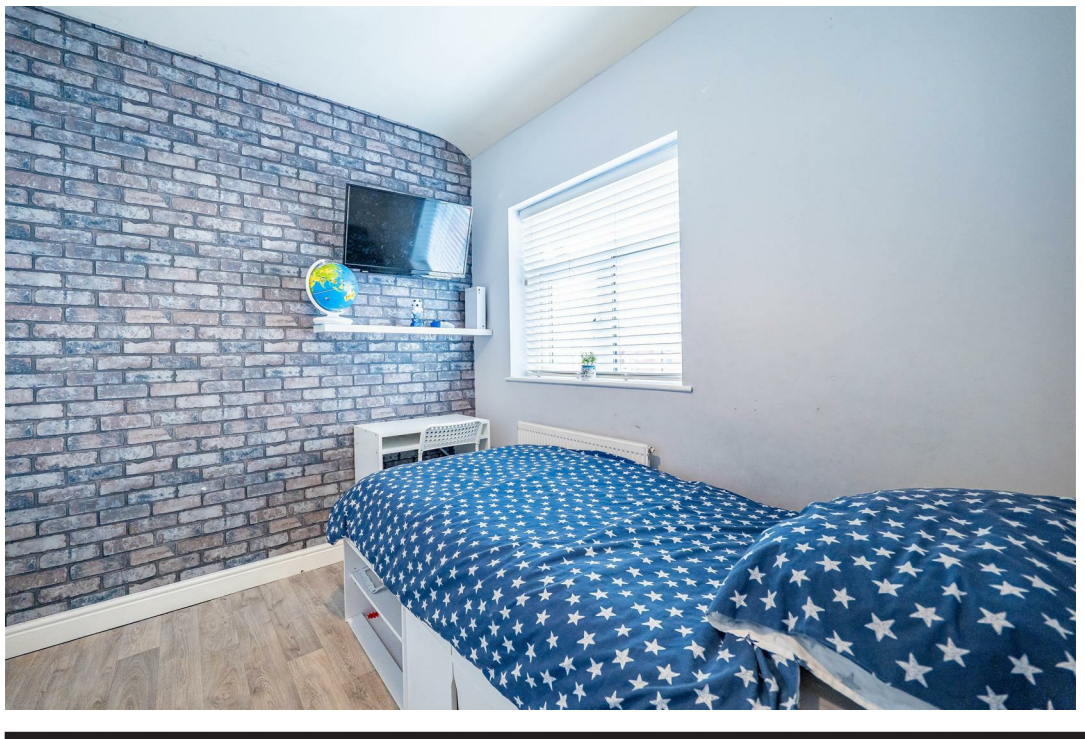






















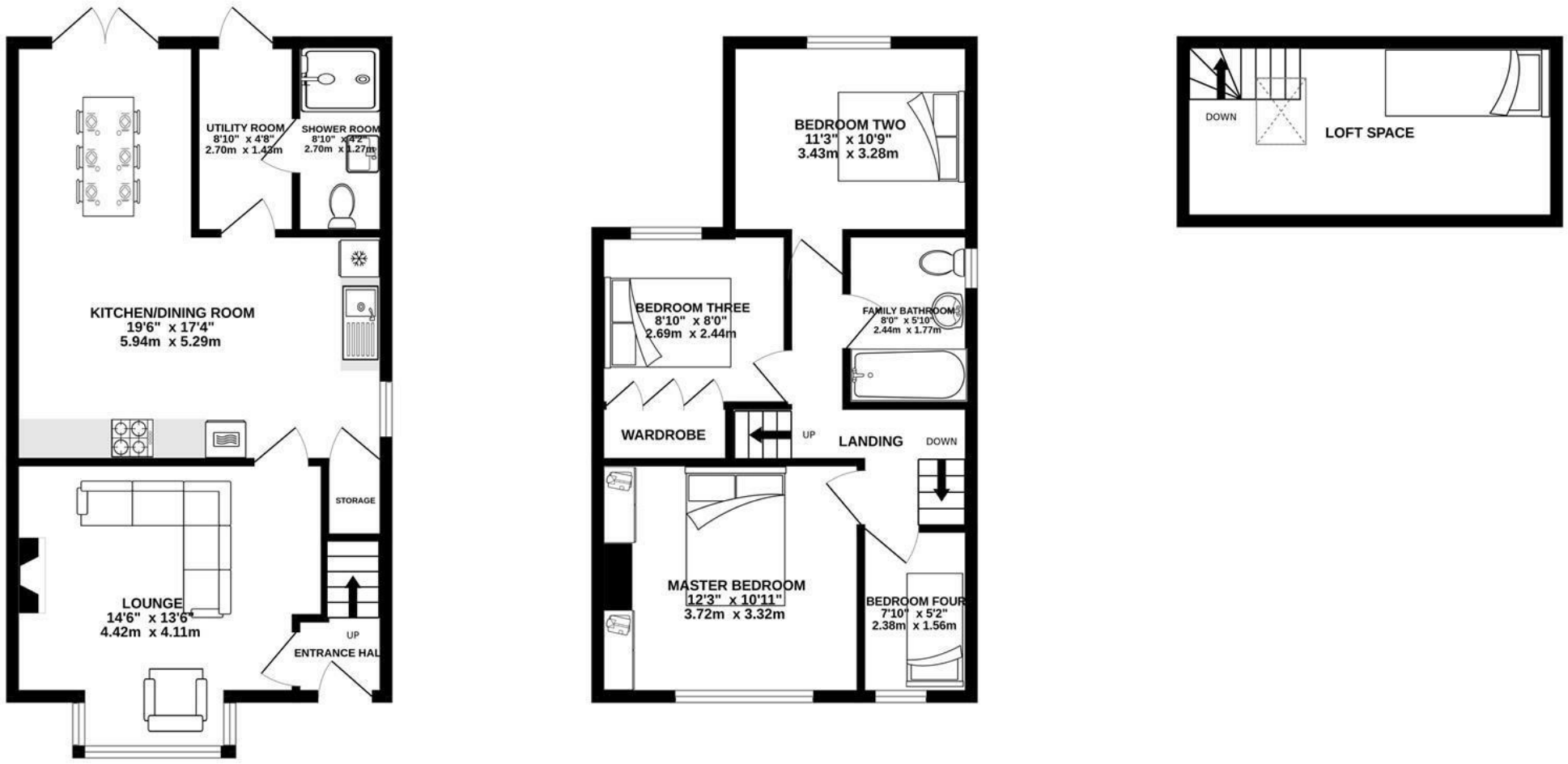


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GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.

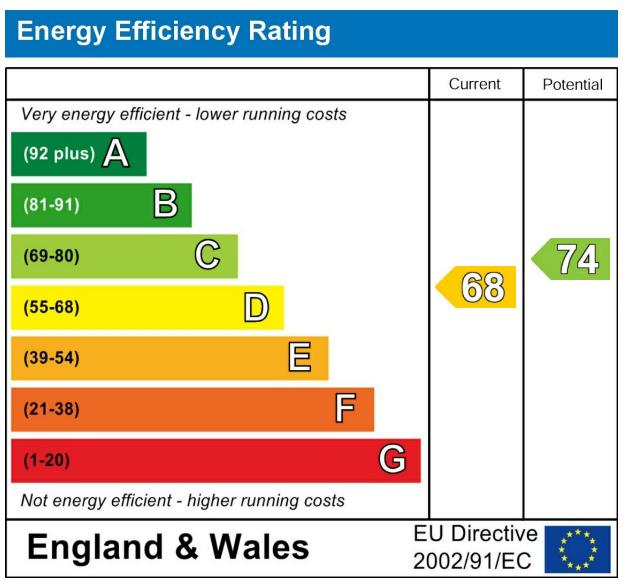
2ND FLOOR
144 sq.ft. (13.4 sq.m.) approx.

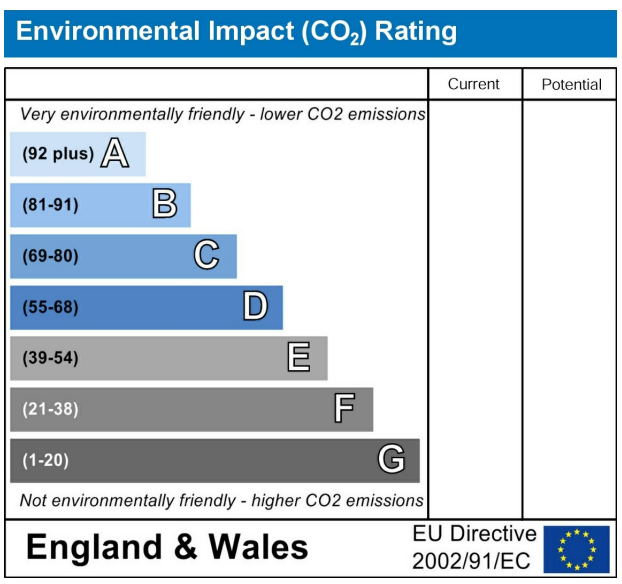


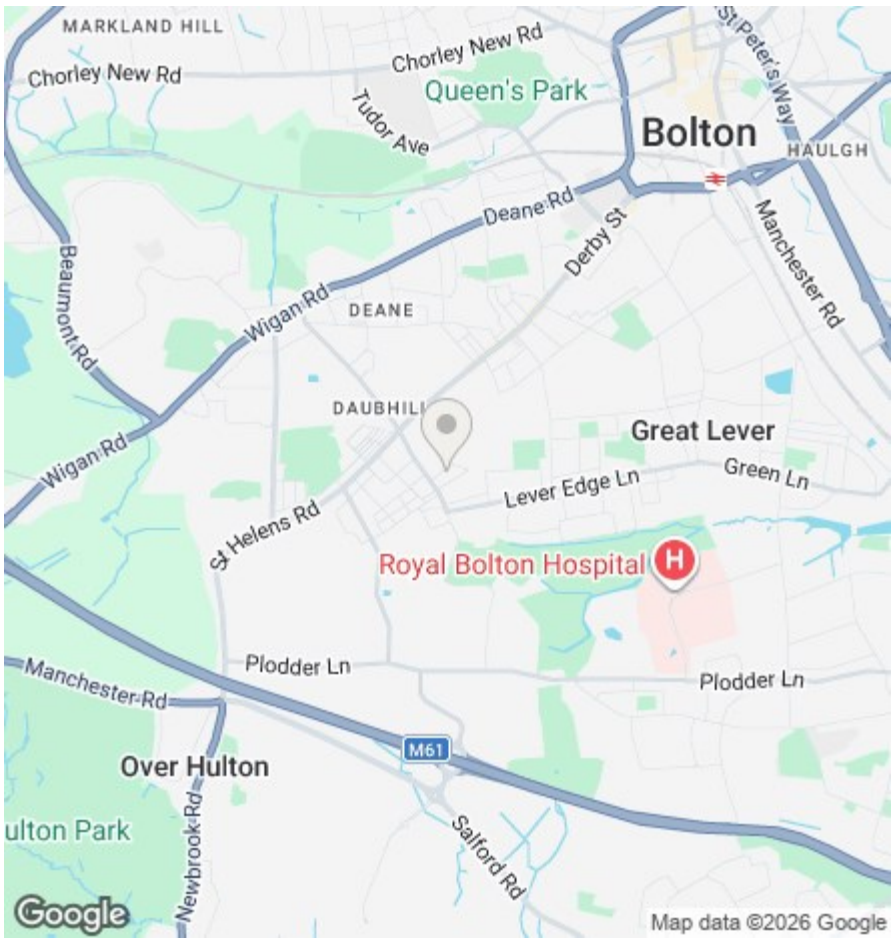
TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

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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