

23 Hugh Lupus Street, Bolton, Lancashire, BL1 8RU



## Offers In The Region Of £125,000

Superbly presented Grade 2 listed stone cottage offering excellent accommodation with two reception rooms and kitchen, two bedrooms and bathroom. south facing rear courtyard garden sold with no chain and vacant possession

- Grade 2 Listed Cottage
- Two Reception Rooms
- No Chain
- Excellent Order Throughout
- Southerly Facing Rear Garden
- EPC Rating D



Ideally located for access to local shops, schools and transport links this superbly presented two bedroom grade 2 listed stone cottage offers excellent accommodation which comprises :- Porch, lounge with feature gas stove in chimney, dining room and fitted kitchen. To the first floor there are two generous bedrooms and bathroom fitted with a modern three piece white suite. Outside there is a southerly facing private rear courtyard garden with paved patio and storage shed. The property is sold with no chain and vacant possession and viewing is highly recommended.

### **Porch**

Entrance door, door to:

### **Lounge 10'5" x 14'8" (3.17m x 4.48m)**

Window to front with flagged hearth, cast- iron stove with glass door in chimney, double radiator, laminate flooring, picture rail, door to:

### **Sitting Room 12'0" x 14'8" (3.65m x 4.48m)**

Window to rear, fireplace, double radiator, laminate flooring, carpeted stairs to first floor landing, door to:

### **Kitchen 7'10" x 5'11" (2.39m x 1.81m)**

Fitted with a matching range of modern white base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, window to rear, radiator, laminate flooring, door.

### **Landing**

Door to:

### **Bedroom 1 10'10" x 14'8" (3.30m x 4.48m)**

Two sash windows to front, ornamental feature fireplace with cast iron surround, radiator.

### **Bedroom 2 12'1" x 9'0" (3.68m x 2.75m)**

Window to rear, built-in double boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, double door, door to:

### **Bathroom**

Fitted with three piece white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, frosted window to rear, built-in over-stairs storage cupboard, door.

### **Outside**

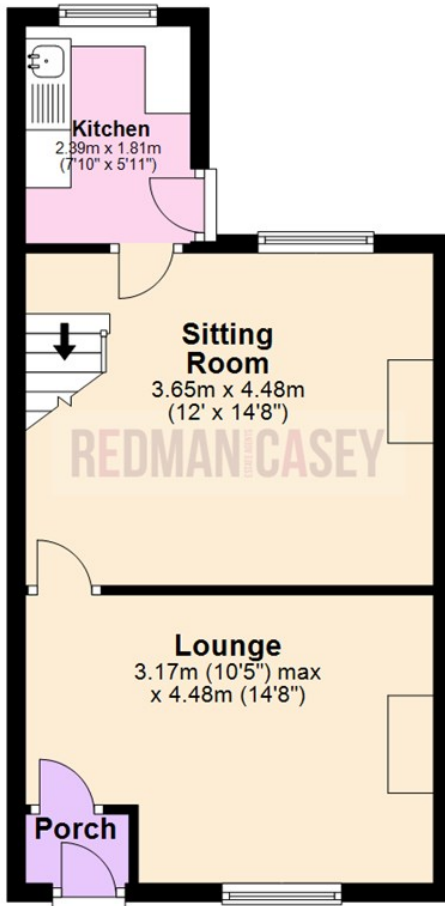
Rear garden, enclosed by brick wall to rear and sides, paved sun patio, rear gated access, brick-built storage shed.





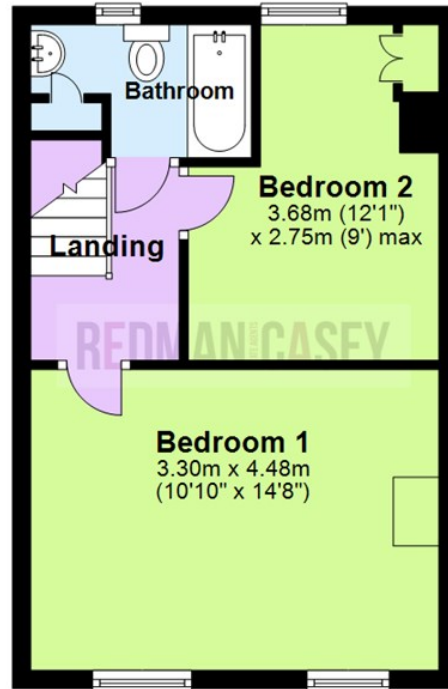
## Ground Floor

Approx. 35.5 sq. metres (381.9 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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