



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

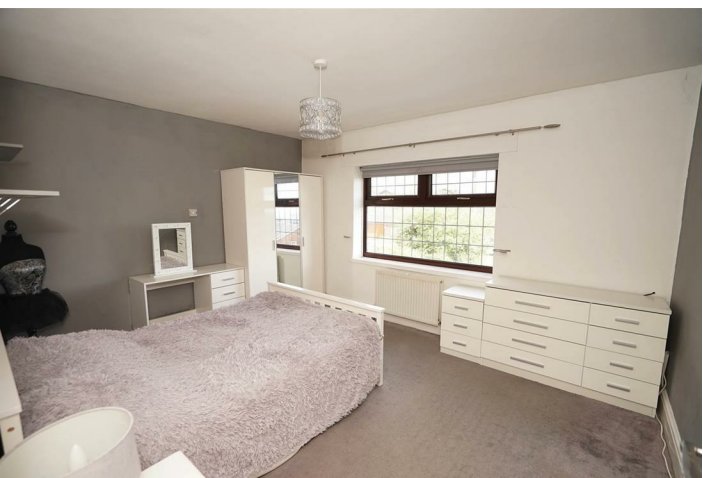


132 Hospital Road, Bromley Cross, Bolton, BL7 9QB

**** Reduced to £475,000 **** Substantial period semi detached which has been extended to create a fantastic family home. Ideally located for access to local amenities, sought after local schools and railway links to Blackburn and Manchester. Offering fantastic accommodation with 6 bedrooms 2 reception rooms, kitchen, utility room and en suite shower room. outside there is extensive parking for 4/5 cars and a garage to the front and a generous rear garden with large lawned area multiple patio areas and brick built storage shed. Sold with no chain and vacant possession will be available. Viewing is essential to appreciate the size of property on offer.

Offers In The Region Of £475,000





**** Reduced to £475,000 **** Situated in this highly sought after residential area, ideally located for all local amenities, shops, sought after local primary and secondary schools Turton High school is within walking distance, along with Bromley Cross railway station within 2 min drive, giving access to Blackburn and Manchester. The property has been extended by the current owners to provide fantastic accommodation which comprises : Entrance hall, lounge with large bay window, dining room with 'French' doors to the rear, kitchen, utility room and downstairs wc. Integral access to garage. to the first floor there are 5 generous bedrooms and family bathroom fitted with a 4 piece suite. and to the second floor there is a bedrooms and en suite shower room off. Outside there is parking for 4/5 cars to the front and enclosed garden with multiple patios and lawned areas to the rear. Viewing is essential to appreciate the size and location on offer sold with no chain and vacant possession is available

Entrance Hall
Double glazed leaded window to front, double radiator, parquet flooring, stairs to first floor landing, double door to Kitchen, part glazed entrance door, door to:

Lounge
14'2" x 13'3" (4.31m x 4.05m)
UPVC double glazed leaded bay window to front, fireplace with ornate stone surround and slate hearth, double radiator, picture rail, coving to ceiling, double door to:

Dining Room
15'10" x 13'3" (4.82m x 4.05m)
Two windows to rear, two windows to side, living flame effect gas fire set in chimney breast, flagged hearth, built in TV over, double radiator, picture rail, coving to ceiling, double door, door to:

Kitchen
11'0" x 9'11" (3.35m x 3.03m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap, integrated fridge and dishwasher, built-in electric fan assisted oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, coving to ceiling, door to:

Hallway
Door to built-in under-stairs storage cupboard. door to

WC
Fitted with two piece white suite pedestal wash hand basin and low-level WC, radiator.

Utility Room
9'11" x 5'2" (3.02m x 1.57m)
Base and eye level cupboards with contrasting round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, uPVC double glazed window to rear, replacement wall mounted gas combination boiler serving heating system and domestic hot water. fitted July 2023

Landing
UPVC double glazed window to rear, stairs to second floor landing, door to:

Bedroom 1
17'4" x 12'11" (5.29m x 3.94m)
UPVC double glazed leaded bay window to front, double radiator.

Bedroom 2
13'0" x 13'1" (3.97m x 3.99m)
UPVC double glazed window to rear, double radiator.

Bedroom 3
10'5" x 12'11" (3.18m x 3.94m)
UPVC double glazed leaded window to front, double radiator.

Bedroom 4
12'8" x 8'6" (3.86m x 2.59m)
UPVC double glazed leaded window to rear, double radiator.

Bedroom 5
9'6" x 9'6" (2.90m x 2.90m)
UPVC double glazed leaded window to front, double radiator.

Bathroom
Fitted with four piece Victorian white suite comprising roll top bath with hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure and low-level WC, two uPVC frosted double glazed windows to side, double radiator, exposed wooden flooring.



Bedroom 3
10'5" x 12'11" (3.18m x 3.94m)
UPVC double glazed leaded window to front, double radiator.

Bedroom 4
12'8" x 8'6" (3.86m x 2.59m)
UPVC double glazed leaded window to rear, double radiator.

Landing
UPVC double glazed window to side, door to:

Bedroom 6
9'6" x 11'7" (2.89m x 3.54m)
Four skylights, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, double shower enclosure and low-level WC, extractor fan, shaver point, skylight, radiator.

Outside
Extensive block paved driveway to the front leading to the garage and offering parking for 4/5 cars lawned area and pathway leading to front entrance door.
Rear garden enclosed by stone wall mature hedge and fencing to rear and side, with multiple patio areas, lawned gardens, flower and shrub borders, brick built storage shed.

Garage
integral garage with power and light, timber double doors. The garage offers potential to convert to another reception room or even create a granny flat area within the property should the need arise.