

7 New Hall Lane, Heaton, Bolton, BL1 5LN



Offers In The Region Of £185,000

Deceptively spacious end terraced property offering excellent accommodation with two reception rooms, kitchen, three bedrooms and bathroom. Useful loft room ideal for play room / office. Outside there are enclosed side and rear courtyard gardens and w a garage / workshop to the rear. Ideally located for access to local amenities , shops and transport links. Viewing is essential to appreciate all that is on offer.

- 3 Bedroom End Terrace
- Ideally Located
- Double Glazed
- EPC Rating D
- 2 Reception Rooms
- Gas Central Heated
- Garage/ Workshop
- Council Tax Band B



Located in this highly popular residential area this end terraced property offers excellent accommodation throughout and is ideally located for access to many local shops and other amenities along with popular local schools and transport networks. The property comprises :- Porch, entrance hall, lounge, separate dining room / sitting room, fitted kitchen. To the first floor there are three bedrooms and a bathroom fitted with a three piece white suite. Useful loft room ideal for play room / office. Outside there is a small front garden and to the side and rear there is a paved courtyard garden leading to an attached garage / workshop with power and light connected. Viewing is essential to appreciate all that is on offer.

Porch

UPVC frosted double glazed window to side, uPVC frosted double glazed window to front, tiled flooring, double glazed entrance door, door to:

Entrance Hall

Radiator, coving to ceiling, stairs to first floor landing, door to:

Lounge 13'4" x 11'3" (4.06m x 3.42m)

UPVC double glazed box window to front, uPVC double glazed window to side, fireplace, two radiators, coving to ceiling.

Sitting Room 14'3" x 11'11" (4.34m x 3.62m)

UPVC double glazed window to side, uPVC double glazed window to rear, double radiator, living flame coal effect gas fire set in surround, door to:

Kitchen 10'8" x 7'7" (3.24m x 2.31m)

Fitted with a matching range of oak effect fronted base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in electric fan assisted double oven, four ring hob, uPVC double glazed window to side, built-in under-stairs storage cupboard, tiled flooring, double glazed door to garden, door to:

Landing

Built-in double storage cupboard, ceiling, access to loft room with upvc double glazed window to side accessed via a pull down metal ladder, power and light connected making a useful playroom / office, double door, door to:

Bedroom 1 13'4" x 14'9" (4.06m x 4.50m)

UPVC double window to front, uPVC double glazed window to front, radiator.

Bedroom 2 10'2" x 7'8" (3.11m x 2.34m)

UPVC double glazed window to rear, radiator.

Bedroom 3 9'6" x 9'1" (2.89m x 2.78m)

UPVC double glazed window to side, radiator.

Bathroom

Fitted with three piece modern white shell style suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, ceramic tiling to three walls, uPVC frosted double glazed window to rear, radiator.

Outside

Front garden with paved area and flower and shrub borders with raised, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door.

Side and rear garden, enclosed by dwarf wall and timber fencing to rear and side, large paved sun patio, ornamental flower borders. Hardstanding area to front of garage workshop, please note the garage would require replacement door if a car is going to be housed in it.

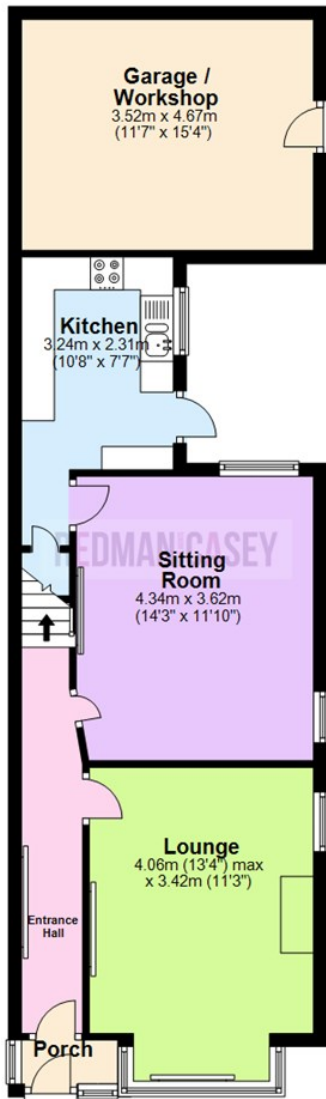
Garage / Workshop

Timber and brick built garage workshop with power and light connected, single entrance door to front.



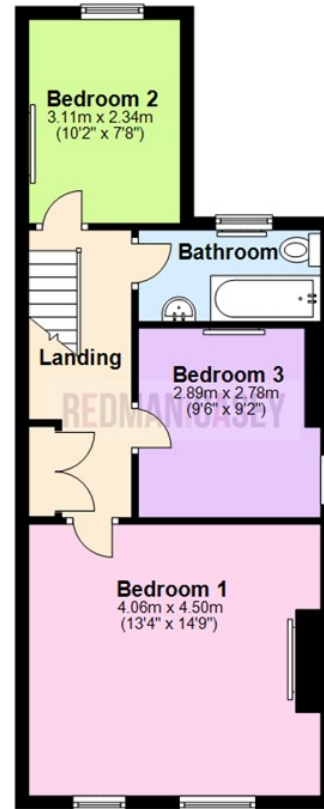
Ground Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



Total area: approx. 93.1 sq. metres (1002.7 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) 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		
	61	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

