

35 Taywood Road, Bolton, Lancashire, BL3 4SJ



## Offers In The Region Of £145,000

Deceptively spacious three bedroom semi detached property located on this sought after residential estate offering excellent access to local amenities, schools and motorway network for commuting to Manchester, Preston and beyond. The property is sold with no chain, vacant possession and requires renovation throughout. Viewing is highly recommended to appreciate all that is on offer.

- Three Generous Bedrooms
- Conservatory
- Ideal Location
- Two Receptions
- In Need of Renovation
- EPC Rating D



Situated within easy access of the M61 offering excellent commuting to Manchester, Preston and beyond, this deceptively spacious semi detached property offers excellent family accommodation which comprises :- Porch, entrance hall, lounge, sitting room open plan to a conservatory, kitchen. To the first floor there are 3 generous bedrooms and a shower room adapted for a disabled person. The property requires updating throughout and is sold with no chain and vacant possession. Viewing is highly recommended to appreciate all that is on offer.

### **Porch**

Two uPVC double glazed windows to side, ceramic tiled flooring, aluminium double glazed patio door, door to:

### **Entrance Hall**

Radiator, stairs to first floor landing, door to:

### **Kitchen 7'10" x 7'8" (2.39m x 2.33m)**

Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, electric point for cooker, uPVC double glazed window to rear, built-in under-stairs storage cupboard, uPVC double glazed side door, door to:

### **Sitting Room 12'5" x 11'8" (3.78m x 3.56m)**

Wall mounted gas fire, radiator, open plan to Conservatory, folding door to:

### **Lounge 11'2" x 11'8" (3.40m x 3.56m)**

Aluminium double glazed window to front, radiator.

### **Conservatory**

UPVC construction with uPVC double glazed windows and polycarbonate roof, two windows to side, window to rear, ceramic tiled flooring, patio door.

### **Landing**

Door to:

### **Bedroom 1 12'6" x 11'7" (3.81m x 3.53m)**

UPVC double glazed window to rear, radiator.

### **Bedroom 2 11'2" x 9'9" (3.40m x 2.98m)**

Aluminium double glazed window to front, radiator.

### **Bedroom 3 7'11" x 8'8" (2.41m x 2.64m)**

Aluminium double glazed window to front, radiator.



### Shower Room

Fitted with three piece suite comprising double shower enclosure with electric shower over and folding screen, upvc panelled walls, disabled access flooring, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, uPVC frosted double glazed window to rear, Storage cupboard, radiator.

### Outside

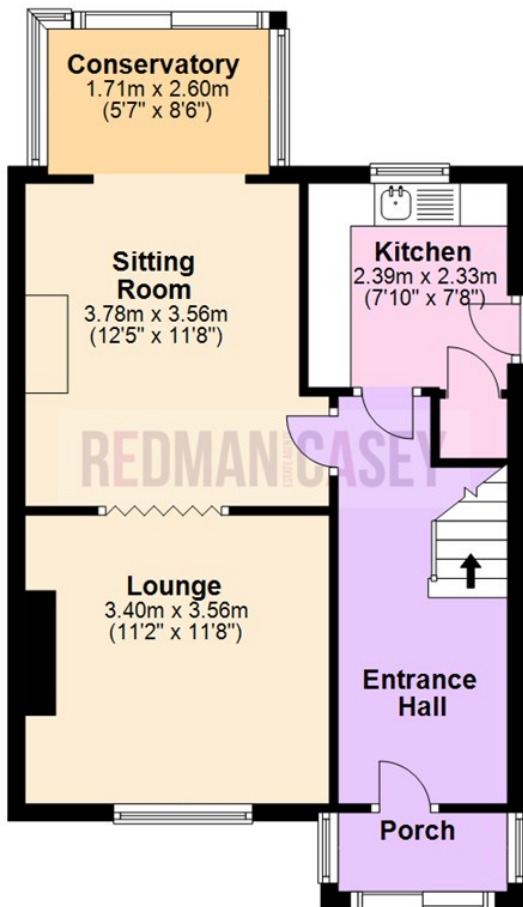
Front garden with lawned area and mature flower and shrub borders, shared driveway to the side leading to garage.

Rear garden, enclosed by timber fencing to rear and sides with grassed area and mature flower and shrub borders, concrete pathway detached single garage.



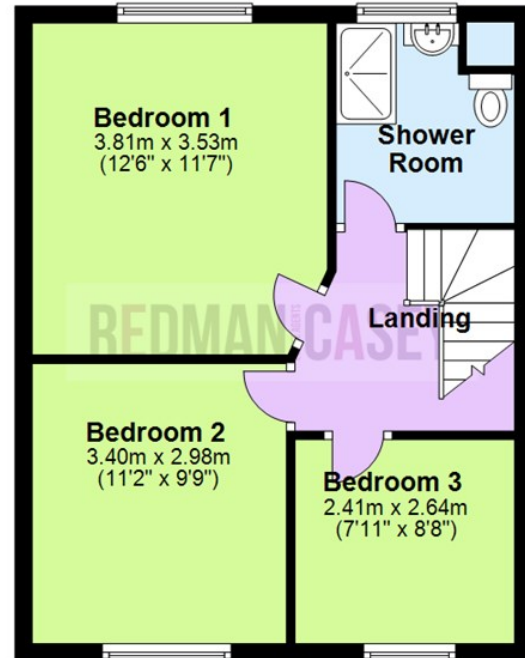
## Ground Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 93.9 sq. metres (1010.7 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) <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 energy efficient - higher running costs |                                                                                                             |           |
|                                             | 55                                                                                                          | 83        |
| <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 |                                                                                                               |           |
|                                                                 |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

