



Total area: approx. 87.2 sq. metres (938.6 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			
<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		

**555 Bolton Road, Hunger Hill, Bolton, BL3 4SQ**

Well presented and extended three bedroom semi detached property. Ideally located for access to local amenities M61 motorway and Rail links to Preston and Manchester. The property offers excellent space with modern fitted kitchen and utility area along with spacious lounge, large dining area and three bedrooms. bathroom fitted with a three piece suite. Outside there is an extensive block paved driveway with parking for 2-3 cars to the rear a low maintenance garden with large paved patio areas and artificial lawn. Viewing essential.

**Offers In The Region Of £249,995**





Ideally located for access to Motorway network rail lines to Preston and Manchester along with local amenities. The property has been extended by the current owners to provide a fantastic family home which comprises: Porch, entrance hall, lounge, separate dining room with open plan access to a modern well equipped kitchen and utility off. To the first floor there are three bedrooms 2 with fitted wardrobes and bathroom fitted with a three piece white suite. Outside there is a front garden with double width block paved driveway offering off road parking for 2-3 cars and a shrub border. To the rear is a private enclosed garden with multiple paved patios and artificial lawned area offering low maintenance. Viewing is essential to appreciate all that is on offer.

**Porch**  
UPVC double glazed window to front, uPVC double glazed, uPVC double glazed window to side,

uPVC double glazed entrance door.

**Entrance Hall**  
Frosted leaded window to front, stairs to first floor landing, entrance door, door to:

**Lounge**  
12'8" x 13'6" (3.85m x 4.12m)  
UPVC double glazed bay window to front, living flame effect gas fire set in marble effect surround, radiator, double door, door to:

**Dining Room**  
15'0" x 13'6" (4.57m x 4.12m)  
Two radiators, uPVC double glazed french doors to garden, open plan, door to:

**Kitchen**  
10'2" x 11'3" (3.09m x 3.43m)  
Fitted with a matching range of cream fronted base and eye level units with underlighting, cornice trims and black quarry worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated

dishwasher, space for range with extractor hood over, wine cooler, uPVC double glazed window to rear, laminate flooring, door to:

**Utility**  
5'6" x 7'5" (1.67m x 2.27m)  
Plumbing for washing machine, space for fridge/freezer and tumble dryer, wall mounted gas combination boiler, uPVC double glazed side door, door to built-in under-stairs storage cupboard.

**Landing**  
UPVC frosted double glazed window to side, door to:

**Bedroom 1**  
13'4" x 10'9" (4.07m x 3.28m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, further three fitted single wardrobes, fitted matching bedside cabinets, radiator.



**Bedroom 2**  
8'11" x 10'9" (2.71m x 3.28m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, further two built-in single wardrobes, fitted matching bedside cabinets and drawers, radiator.

**Bedroom 3**  
8'8" x 5'7" (2.63m x 1.71m)  
UPVC double glazed window to front.

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

**Outside**  
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides with mature flower and shrub borders, extensive block paved driveway to the front and side with parking space for two three cars. Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with steps down to lawned area and mature flower and shrub borders, outside cold water tap, side gated access.