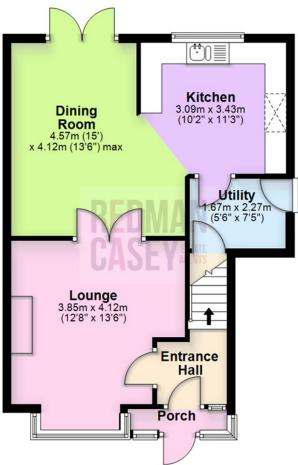
Ground Floor Approx. 52.1 sq. metres (561.2 sq. feet)



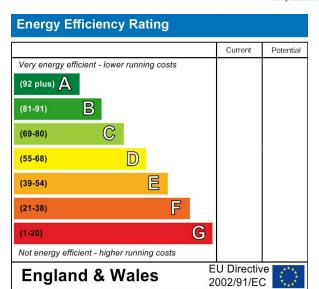
First Floor Approx. 35.1 sq. metres (377.4 sq. feet)

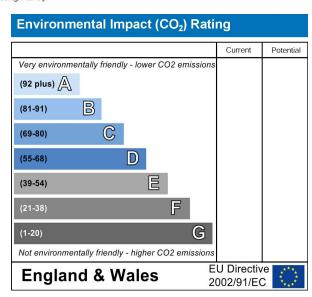


Total area: approx. 87.2 sq. metres (938.6 sq. feet)

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 PlanUb.









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















Porch

front, uPVC double glazed, uPVC double glazed window to side,

Entrance Hall

Frosted leaded window to front, stairs to first floor landing, Utility

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, under-stairs storage cupboard. radiator, double door, 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, UPVC double glazed window to 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated

extractor hood over, wine cooler, uPVC double glazed window to rear, laminate flooring, door to:

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

Landing

UPVC frosted double glazed window to side, door to:

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) rear, fitted bedroom suite with a front. range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, further two

drawers, radiator.

built-in single wardrobes, fitted matching bedside cabinets and

Bedroom 3

8'8" x 5'7" (2.63m x 1.71m) UPVC double glazed window to UPVC double glazed window to brick wall and timber fencing to

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with electric shower and low-level WC, ceramic tiling to all walls, wall heated mounted glazed window to rear, radiator.



Front garden, enclosed by dwarf 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 over, pedestal wash hand basin timber fencing to rear and sides, large paved sun patio with steps down to lawned area and mature mirror, uPVC frosted double flower and shrub borders, outside cold water tap, side gated access.





