

33 Bromley Cross Road, Bromley Cross, Bolton, BL7 9LS



Offers In The Region Of £200,000

Two bedroom semi detached bungalow in need of updating throughout but offering the chance to make the property truly your own. with potential for conversion or expansion subject to consent. Ideally located for access to local amenities, shops and transport links along with access to Jumbles country park within 1/2 mile. The property is sold with no onward chain and vacant possession. Viewing essential to appreciate all that is on offer.

- 2 Bedroom Semi Detached Bungalow
- Kitchen and Sun Room
- Viewing Essential
- EPC Rating TBC
- Lounge
- In Need of Modernisation
- Scope for Development
- Council Tax Band C



Situated in this highly sought after area this two bedroom semi detached property offers a fantastic opportunity to make your mark and put your own stamp on. Offering flexibility and potential to expand and convert to make a great family house. Currently the property comprises Lounge, kitchen and sun room, two bedrooms and shower room. Outside there is a garden to the front with extensive driveway leading to a detached concrete sectional garage and rear garden with patio and grassed area.

Porch

Coving to ceiling, uPVC double glazed entrance door, door to:

Entrance Hall

Radiator, door to:

Lounge 18'0" x 10'10" (5.49m x 3.29m)

UPVC double glazed window to front, coal effect gas fire set in ornate timber surround and marble effect inset and hearth, two radiators, coving to ceiling.

Kitchen 10'3" x 8'8" (3.13m x 2.64m)

Fitted with a matching range of base and eye level cupboards with worktop space, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to side, window to rear, radiator, wall mounted gas boiler serving heating system and domestic hot water, door to:

Sun Porch

Three windows to side, window to rear, door to:

Bedroom 1 13'4" x 10'10" (4.07m x 3.29m)

UPVC double glazed window to rear, coving to ceiling.

Bedroom 2 11'0" x 8'8" (3.36m x 2.64m)

UPVC double glazed window to front, radiator.

Shower Room

Fitted with three piece white suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and ceramic tiling to all walls, uPVC frosted double glazed window to side, electric heater.

Outside

Front garden, enclosed by dwarf brick wall and timber fencing to front and sides, extensive paved driveway to the front and side leading to garage and with car parking space for four cars with slate chipping area and mature flower and shrub borders.

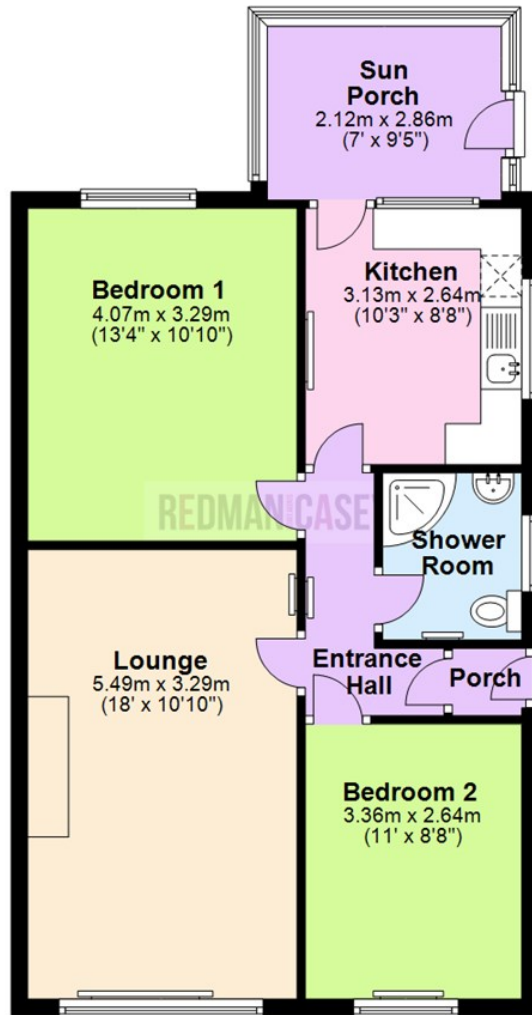
Rear garden, enclosed by timber fencing to rear and sides with grassed area and mature flower and shrub borders, paved sun patio, detached single concrete sectional garage with power connected, up and over door to front.





Ground Floor

Approx. 64.7 sq. metres (696.1 sq. feet)



Total area: approx. 64.7 sq. metres (696.1 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

