

11 Hedley Street, Bolton, BL1 3LF



## Offers In The Region Of £205,000

Extended three bedroom semi detached house situated in this highly sought after residential location. The property benefits from gas central heating and double glazing throughout and is sold with no chain and vacant possession. Large reception room, extended dining kitchen, three bedrooms and modern shower room, Outside there are gardens to the front and rear along with a driveway and garage, Viewing is essential to appreciate all that is on offer.

- Extended 3 Bedroom Semi Detached
- Extended Open Plan Dining Kitchen
- Modern Fitted Shower Room
- EPC Rating TBC
- Spacious Lounge
- 3 Generous Bedrooms
- Sold with No Chain and Vacant Possession
- Council Tax Band B



Situated within easy access of local amenities shops and transport links this three bedroom extended semi detached property offers excellent family accommodation. The property is being sold with no onward chain and vacant possession and comprise : Porch, spacious lounge, extended dining kitchen fitted with a range of Beech effect units with built in appliances, to the first floor there are three generous bedrooms and a modern shower room fitted with a three piece white suite. Outside there are gardens to the front and rear with a driveway leading to a detached brick built garage with power and light connected. The property benefits from gas central heating and double glazing, internal viewing recommended to appreciate the size and location on offer.

### **Porch**

Two windows to front, two windows to side, double door, door to:

### **Lounge 6'7" x 16'5" (2.00m x 5.00m)**

Box window to front, coal effect gas fire fireplace set in chimney breast, two double radiators, coving to ceiling, carpeted stairs to first floor landing, door to:

### **Kitchen/Diner 1'5" x 16'5" (0.43m x 5.00m)**

Fitted with a matching range of beech effect base and eye level units with drawers, cornice trims and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring hob with pull out extractor hood over, two uPVC double glazed windows to rear, uPVC double glazed window to side, radiator, part ceramic tiled flooring part laminate floor, uPVC double glazed door to garden.

### **Landing**

Door to:

### **Bedroom 1 13'5" x 8'6" (4.09m x 2.58m)**

UPVC double glazed window to front, radiator.

### **Bedroom 2 9'5" x 10'0" (2.86m x 3.05m)**

UPVC double glazed window to rear, built-in double wardrobe(s), radiator, double door, door to:

### **Bedroom 3 8'8" x 7'7" (2.63m x 2.32m)**

UPVC double glazed window to front, radiator.

### **Shower Room**

Fitted with three piece modern white with tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, vinyl tiled flooring.

### **Outside**

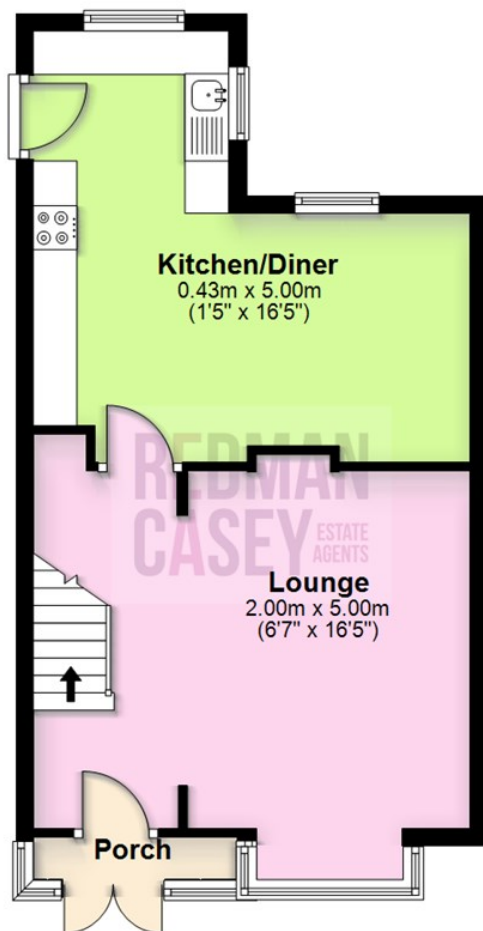


Front garden with gravelled area, enclosed by dwarf brick wall to front, tarmac to the front and side leading to garage. Rear garden, enclosed by brick wall and fencing to rear and sides, paved patio with lawned area and mature flower and shrub borders. Brick built garage with power and light connected.



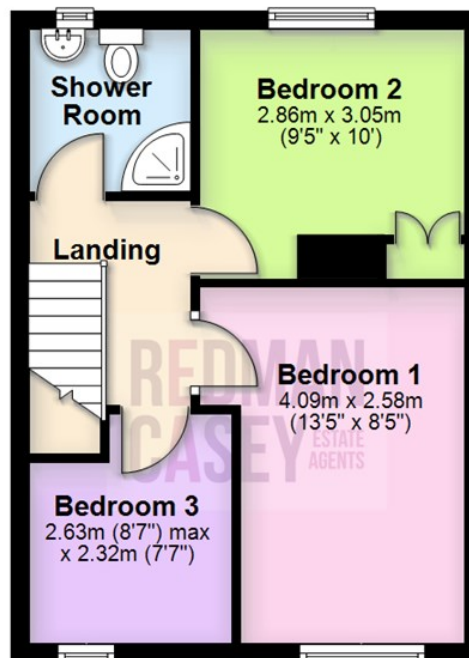
## Ground Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 77.2 sq. metres (831.5 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 CO2 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 CO2 emissions |                                                                                                               |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC  |           |

