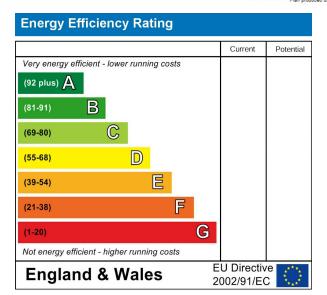
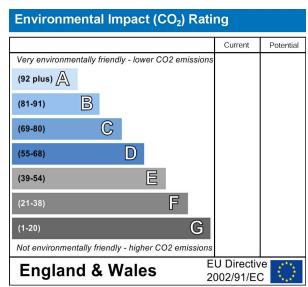


Total area: approx. 198.0 sq. metres (2131.8 sq. feet)

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 Plans produced using









132 Hospital Road, Bromley Cross, Bolton, BL7 9QB

**** Reduced by £25000 **** Substantial period semi detached which has been extended to create a fantastic family home. Ideally located for access to local amenities, sought after local schools and railway links to Blackburn and Manchester. Offering fantastic accommodation with 6 bedrooms 2 reception rooms, kitchen, utility room and en suite shower room. outside there is extensive parking for 4/5 cars and a garage to the front and a generous rear garden with large lawned area multiple patio areas and brick built storage shed. Sold with no chain and vacant possession will be available. Viewing is essential to appreciate the size of property on offer.

Offers In The Region Of £490,000



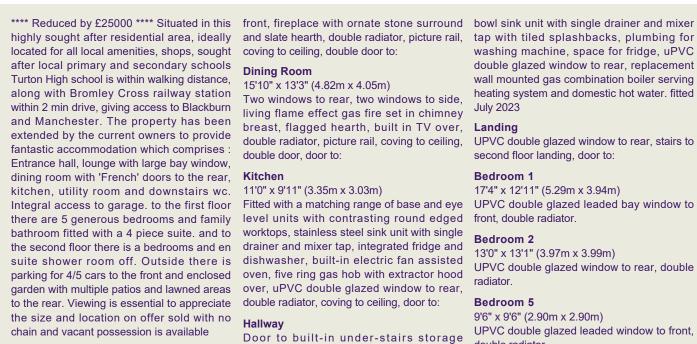












Double glazed leaded window to front, wc double radiator, parquet flooring, stairs to first floor landing, double door to Kitchen, part glazed entrance door, door to:

Lounge

14'2" x 13'3" (4.31m x 4.05m)

UPVC double glazed leaded bay window to

coving to ceiling, double door to:

Dining Room

15'10" x 13'3" (4.82m x 4.05m)

Two windows to rear, two windows to side, living flame effect gas fire set in chimney breast, flagged hearth, built in TV over, Landing double door, door to:

level units with contrasting round edged front, double radiator.

Door to built-in under-stairs storage cupboard. door to

Fitted with two piece white suite pedestal wash hand basin and low-level WC, radiator.

Utility Room

9'11" x 5'2" (3.02m x 1.57m)

Base and eye level cupboards with contrasting round edged worktops, 1+1/2

washing machine, space for fridge, uPVC double glazed window to rear, replacement wall mounted gas combination boiler serving heating system and domestic hot water. fitted July 2023

double radiator, picture rail, coving to ceiling, UPVC double glazed window to rear, stairs to second floor landing, door to:

Bedroom 1

17'4" x 12'11" (5.29m x 3.94m)

Bedroom 2

13'0" x 13'1" (3.97m x 3.99m)

UPVC double glazed window to rear, double

Bedroom 5

9'6" x 9'6" (2.90m x 2.90m)

UPVC double glazed leaded window to front, double radiator.

Bathroom

Fitted with four piece Victorian white suite comprising roll top bath with hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure and low-level WC, two uPVC frosted double glazed windows to side, double radiator, exposed wooden flooring.













Bedroom 3

10'5" x 12'11" (3.18m x 3.94m)

UPVC double glazed leaded window to front, double radiator.

Bedroom 4

12'8" x 8'6" (3.86m x 2.59m)

UPVC double glazed leaded window to rear, double radiator.

Landing

UPVC double glazed window to side, door to:

Bedroom 6

9'6" x 11'7" (2.89m x 3.54m) Four skylights, door to:

En-suite

Fitted with three piece modern white suite integral garage with power and light, timber comprising pedestal wash hand basin double doors. The garage offers potential to pedestal wash hand basin with mixer tap, convert to another reception room or even double shower enclosure and low-level WC, create a granny flat area within the property extractor fan, shaver point, skylight, radiator. should the need arise.

Outside

Extensive block paved driveway to the front leading to the garage and offering parking for 4/5 cars lawned area and pathway leading to front entrance door.

Rear garden enclosed by stone wall mature hedge and fencing to rear and side, with multiple patio areas, lawned gardens, flower and shrub borders, brick built storage shed.

Garage