

37 Hough Lane, Bromley Cross, Bolton, BL7 9DB



## Offers In The Region Of £200,000

Deceptively spacious and well presented end terraced property, situated in this highly sought after location.

Offering excellent accommodation with two reception room, fitted kitchen and utility area, 3 generous bedroom and bathroom fitted with a three piece suite. Outside there is a garden to the front with Indian stone paved patio and enclosed courtyard to the rear. Ideally located for access to local amenities, shops, sought after schools and within 1/2 mile of Bromley Cross Railway station with access to Blackburn and Manchester. Benefitting from gas central heating double glazing, the property has just been fully redecorated inside and out and new carpets / flooring fitted throughout. Sold with no chain and vacant possession. Viewing is essential to appreciate the size and condition on offer,

- Deceptively Spacious End Terrace
- Fitted Kitchen and Utility
- No Chain and Vacant Possession
- EPC Rating D
- Two Reception Rooms
- Three Generous Bedrooms
- Viewing Essential
- Council Tax Band B



Situated in this highly sought after location and offering excellent accommodation this three bedroom end terraced property must be viewed to appreciate the space and condition on offer. Ideally located for all local amenities, shops, sought after primary and secondary schools along with transport links with Bromley Cross station being within 1/2 mile. The property comprises: Porch, lounge, dining / sitting room, fitted kitchen and separate utility room. To the first floor there are three generous bedrooms and bathroom fitted with a three piece suite. Outside there is a courtyard to the rear and garden to the front with Indian stone paved patio. Sold with no chain and vacant possession.

### **Porch**

Two uPVC double glazed leaded windows to side, uPVC double glazed entrance door, door to:

### **Lounge 13'2" x 15'9" (4.02m x 4.80m)**

UPVC double glazed leaded window to front, radiator, double radiator, stairs, door to:

### **Dining Room 13'2" x 11'0" (4.02m x 3.36m)**

UPVC double glazed leaded window to front, radiator.

### **Kitchen 10'9" x 10'6" (3.27m x 3.19m)**

Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, door to:

### **Utility 7'7" x 8'0" (2.30m x 2.43m)**

UPVC double glazed window to rear, door.

### **Bedroom 1 10'2" x 15'7" (3.09m x 4.75m)**

Two uPVC double glazed leaded windows to front, radiator, door to:

### **Landing**

Door to:

### **Bedroom 3 10'11" x 10'6" (3.33m x 3.20m)**

UPVC double glazed window to side, radiator.

### **Bedroom 2 7'8" x 9'11" (2.33m x 3.01m)**

UPVC double glazed leaded window to front, radiator, door to:

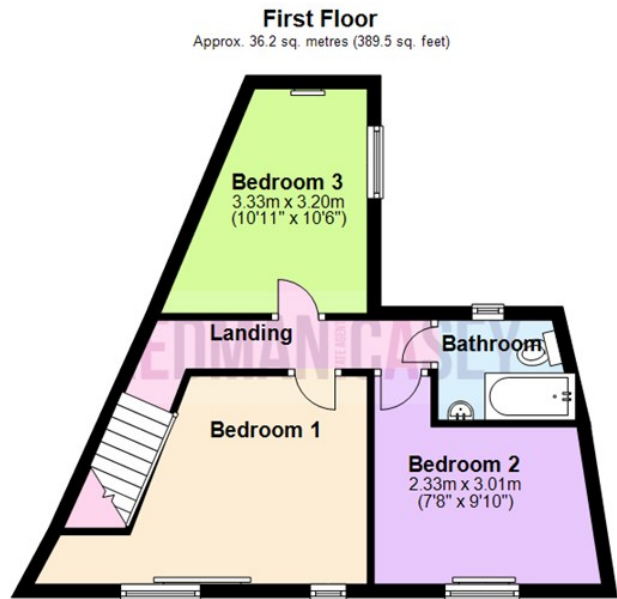
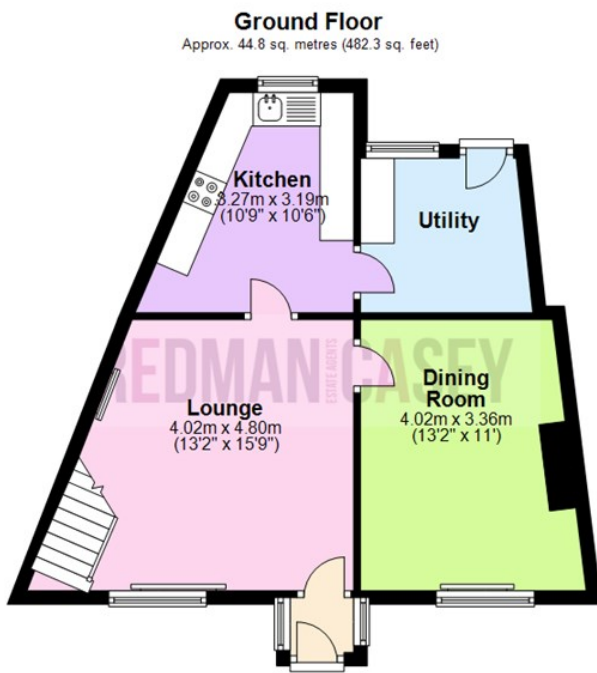
### **Bathroom**

Fitted with three piece white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear.









Total area: approx. 81.0 sq. metres (871.8 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 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		
	66	84
<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	

