



34 Hazelwood Road, Bolton

Guide Price **£400,000**

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ESTATE AGENTS

34 Hazelwood Road

Bolton, Bolton

Nestled in the sought-after location of Smithills, this 3-bedroom semi-detached dorma bungalow is a hidden gem that offers a truly exceptional living experience. With three double bedrooms, two reception rooms, and two office rooms, this property provides flexible spaces that can be tailored to suit any lifestyle. The bespoke family bathroom is a haven of tranquillity, while the walk-in wardrobes ensure ample storage space. The highlight of this bungalow is the extended kitchen, perfect for those who love to entertain. Additionally, the guest shower room adds convenience for both residents and visitors alike. Boasting a desirable three-car driveway, this property offers practicality and convenience for families with multiple vehicles. With its exceptional location and versatile living spaces, this bungalow is perfect for those seeking both style and substance.

Step outside into the stunning outdoor space of this property, and you will be greeted by a meticulously maintained mature garden. Enjoy al fresco dining on the raised Indian stone patio area, surrounded by the lush greenery of mature trees and shrubs, creating an oasis of privacy. The low maintenance stone chipped flower beds add a touch of charm, while the wooden storage shed provides space for tools and equipment. The garden also provides seamless access to the two office units, making it an ideal setting for those who work from home. The front garden is equally low maintenance, boasting mature trees and shrubs that enhance the kerb appeal of the property. A concrete driveway provides ample parking space for up to three cars, ensuring convenience for both residents and guests. Whether you are looking to relax and unwind in a tranquil outdoor setting or host gatherings with family and friends, the outside space of this property offers endless possibilities to create unforgettable memories.





In conclusion, this 3-bedroom bungalow, with its versatile living spaces, ample parking, and stunning outdoor area, offers a true haven for those seeking style and practicality. With its prime location in Smithills, this property presents a unique opportunity to live in a highly desirable area. Don't miss out on the chance to call this property your home.

Council Tax band: C

Tenure: Leasehold



Office Room One

8' 2" x 16' 7" (2.49m x 5.05m)

A spacious detached home office with wood effect laminate flooring, multiple power points, upvc French doors with horizontal blinds and ceiling spot lighting.

Office Room Two

10' 4" x 13' 3" (3.15m x 4.04m)

A second detached office room with upvc French door with horizontal blinds, ceiling spot lighting, wood effect laminate flooring, multiple power points and water feed.

Lounge

10' 9" x 18' 5" (3.28m x 5.61m)

A large family lounge with grey wood effect laminate flooring, multiple power points, single radiator, large upvc window to front and electric fire with surround.

Dining Room

10' 9" x 8' 7" (3.28m x 2.62m)

A family dining room that could be utilised as a fourth double bedroom if required with wood effect laminate flooring, multiple power points, large upvc window to front and single radiator.

Kitchen

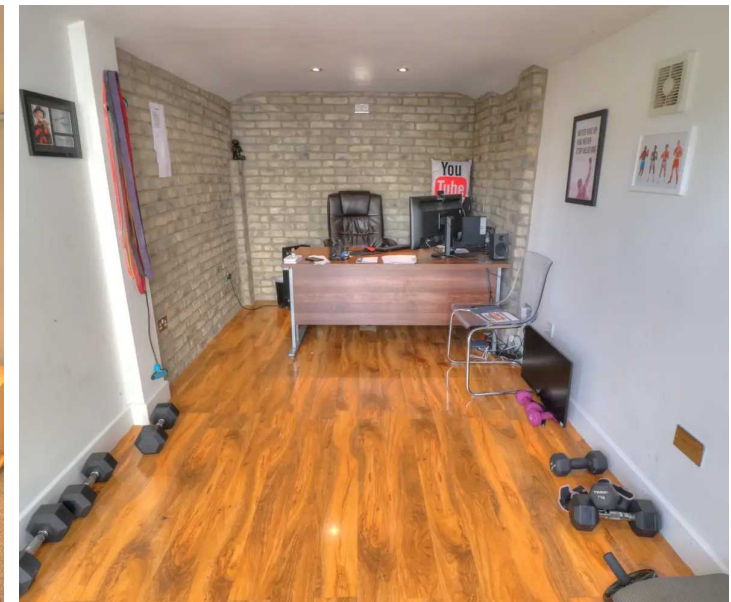
8' 7" x 17' 2" (2.62m x 5.23m)

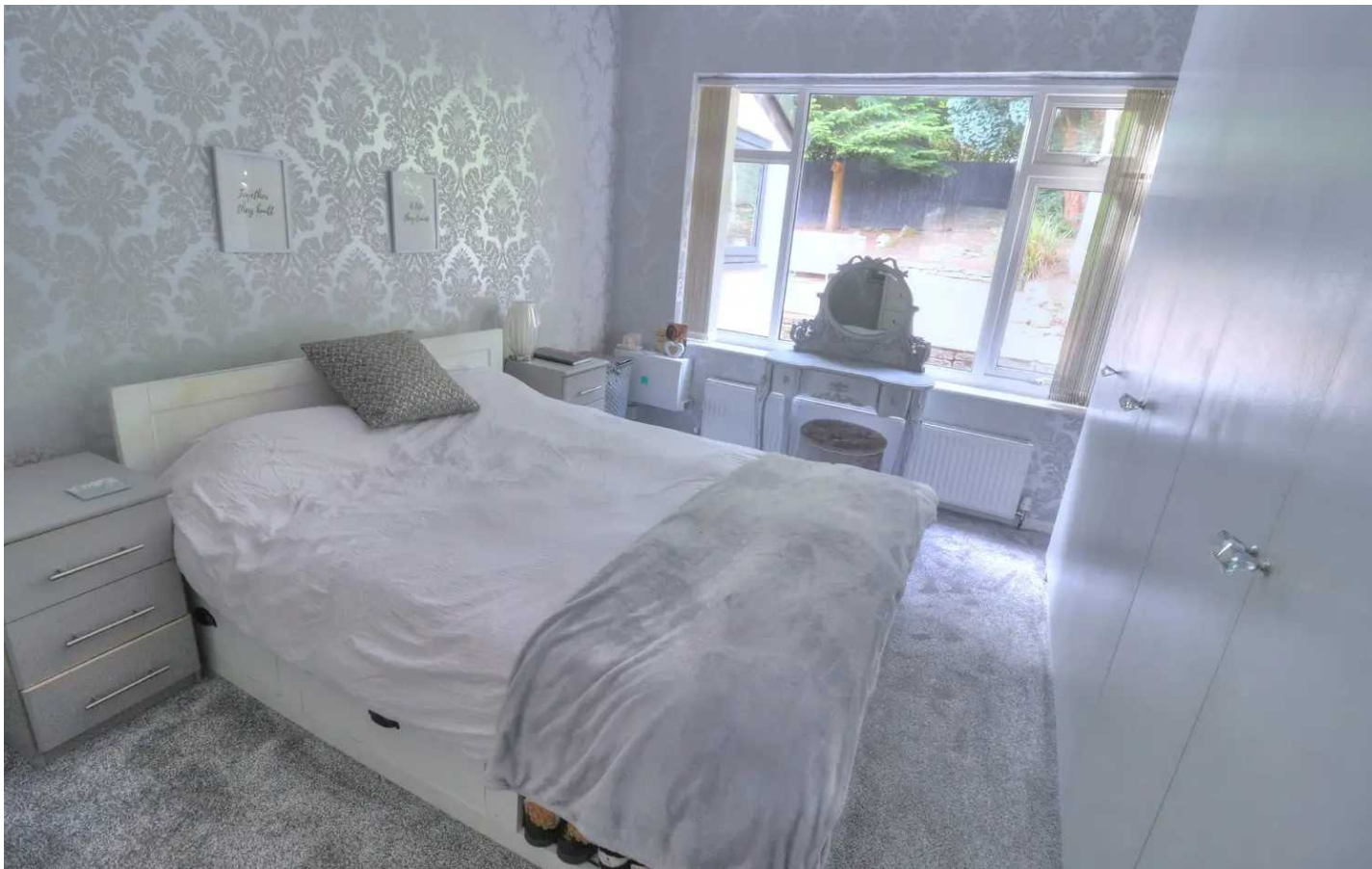
A large extended family kitchen with a range of fitted base and wall units, large work tops, sink under upvc window, integrated appliances, single radiator and cushion flooring.

Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m)

A large double room with built in wardrobes, large upvc window, multiple power points, single radiator and fully carpeted.





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Shower Room plus Downstairs WC

5' 3" x 6' 1" (1.60m x 1.85m)

A shower room with tiled flooring ceiling spot lighting, wash basin

low level w.c, separate shower cubicle and heated towel rail





Shower Room plus Downstairs WC

5' 3" x 6' 1" (1.60m x 1.85m)

A shower room with tiled flooring and part tiled walls, ceiling spot lighting, wash basin with vanity unit under, low level w.c, separate shower cubicle and heated towel rail.

Bathroom, Separate Shower Room

5' 7" x 14' 9" (1.70m x 4.50m)

A large stunning four piece bathroom suite with large walk in shower with rainfall shower head, roll top bath tub, heated towel rail, wash basin with vanity unit under and heated mirror with inset lighting, ceiling spot lighting, porcelain tiled walls and flooring.

Bedroom Two

12' 7" x 11' 7" (3.84m x 3.53m)

A large double room with walk in wardrobes, single radiator, large upvc window, multiple power points, ceiling spot lighting and fully carpeted.

Bedroom Three

12' 6" x 11' 7" (3.81m x 3.53m)

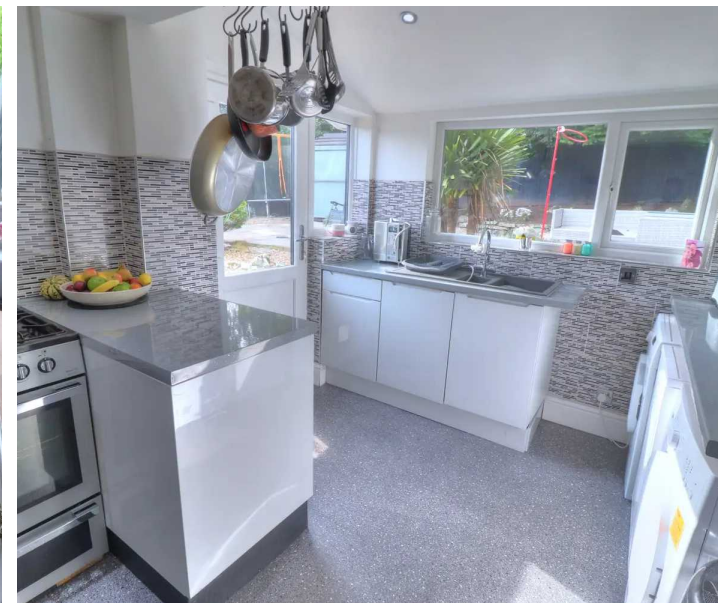
A large double room with single radiator, walk in wardrobes, multiple power points, large upvc window, ceiling spot lighting and fully carpeted.

Rear Garden

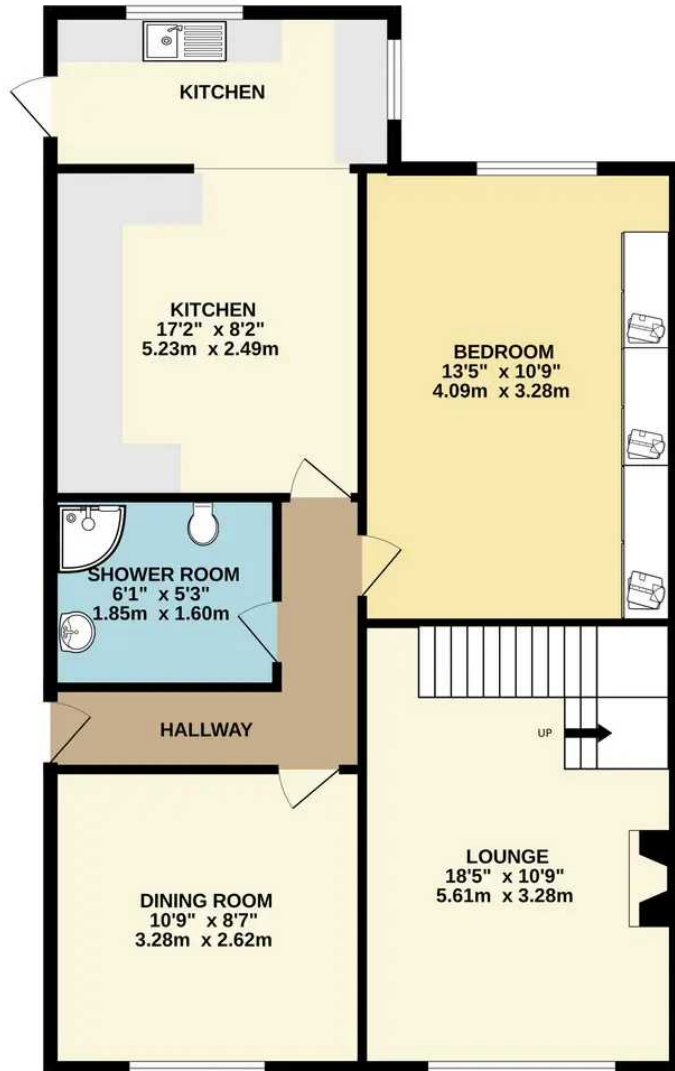
This stunning mature garden provides ample space for alfresco dining on the stunning raised Indian stone patio area, with mature trees and shrubs providing a private boundary, low maintenance stone chipped flower beds, wooden storage shed and access to both office units.

Front Garden

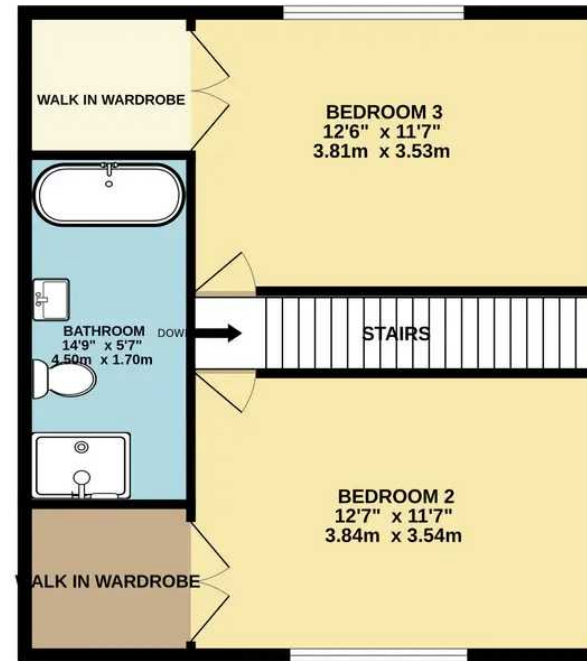
A low maintenance front garden with mature trees and shrubs, stone chipped flower beds and driveway.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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