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**HILL COT ROAD, BOLTON, BL1 8RL**



- Semi detached family home
- Five double bedroom
- Four piece family bathroom
- Accommodation over three floors
- Shower room and cloakroom wc
- Lounge, sitting room and dining room
- Large family kitchen and utility
- Close to local amenities



**Offers in the Region Of £350,000**

**BOLTON**

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E: bolton@cardwells.co.uk

**BURY**

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E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Beautifully presented family home offering accommodation over three floors. Hill Cot Road is well placed for many local amenities, major commuting links and schools. The accommodation is simply superb with the ground floor offering a large entrance hallway, lounge, sitting room, dining area, kitchen, utility and cloakroom/wc to the ground floor with three double bedrooms and a stunning four piece bathroom suite to the first floor with a further two double bedrooms and a shower room to the second floor. Externally there is a low maintenance garden with driveway parking at the front. To the rear of the property, there is a low maintenance garden with Indian stone flags and low maintenance of gravel boards providing plenty of room for entertaining. This property simply must be viewed to appreciate the size and standard of the accommodation on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** 8' 7" x 3' 1" (2.61m x 0.94m) Ceiling light point, tiled floor, door with original leaded lights leading into the entrance hallway.

**Entrance hallway:** 13' 5" x 8' 7" (4.09m x 2.61m) Ceiling light point with ornate rose, coving to the ceiling, dado rail, radiator, wood flooring, double glazed window to the side, stairs to the first floor.

**Lounge:** 12' 11" x 12' 9" (3.93m x 3.89m) Ceiling light point with ornate rose, coving to the ceiling, picture rail, dado rail, radiator, living flame gas fire and surround, double glazed bay window to the front.

**Dining room:** 11' 5" x 9' 10" (3.47m x 2.99m) Ceiling light point with ornate rose, coving to the ceiling, dado rail, radiator, double glazed window to side, wood flooring, open into the sitting room.

**Sitting room:** 15' 7" x 11' 5" (4.75m x 3.49m) Ceiling light points with ornate rose, coving to the ceiling, dado rail, radiator, living flame gas fire and surround, double glazed French doors to rear.

**Kitchen:** 14' 1" x 11' 7" (4.29m x 3.54m) Downlights, double glazed window to the side, double glazed French doors to the side, range of fitted wall and base units with complementary worktops incorporating an extractor fan, five ring gas hob, double electric oven, dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, space for a fridge freezer, tiled floor with splashback to the walls.

**Utility:** 7' 3" x 5' 9" (2.20m x 1.75m) Downlights, loft access, double glazed window to the rear, fitted wall and base units with space for a washing machine, dryer, wall mounted boiler, tiled floor.

**Cloakroom w.c:** 5' 9" x 4' 1" (1.74m x 1.24m) Down light, double glazed window to the rear, WC, vanity unit with inset sink, tiled floor with splashback to the walls.

**First floor landing:** Ceiling light point, double glazed window to side, stairs leading to the second floor landing.

**Bedroom 1:** 15' 6" x 11' 7" (4.73m x 3.52m) Ceiling light points, double glazed window to the rear, radiator, fitted wardrobes.

**Bedroom 2:** 12' 10" x 10' 11" (3.92m x 3.32m) Ceiling light point, double glazed bay window to the front, radiator, fitted wardrobes.

**Bedroom 3:** 10' 8" x 10' 0" (3.26m x 3.04m) Ceiling light point, radiator, double glazed bay window to the front.

**Family bathroom:** 9' 10" x 9' 1" (2.99m x 2.76m) Downlights, double glazed windows to the rear, four piece suite incorporating a WC, bath with mixer tap, walking in shower, sink, tiled floors and walls, wall mounted vertical ladder radiator.

**Second floor landing:**

**Bedroom 4:** 13' 1" x 11' 8" (3.99m x 3.55m) Ceiling light point, radiator, double glazed window to the rear.

**Bedroom 5:** Downlights, double glazed skylight facing the front.

**Shower room:** 9' 11" x 6' 11" (3.03m x 2.11m) Downlights, extractor fan, double glazed window to the rear, three-piece suite incorporating a WC, walk-in shower cubicle, vanity unit with inset sink, wall mounted vertical ladder radiator, tiled floor with splashback to the walls.

**Outside:** To the front of the property there is a low maintenance garden with driveway parking. To the rear of the property, there is a low maintenance garden with Indian stone flags and low maintenance of gravel boards providing plenty of room for entertaining.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 990 years from 12 May 1912

**Council tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a no risk flood area,

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

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