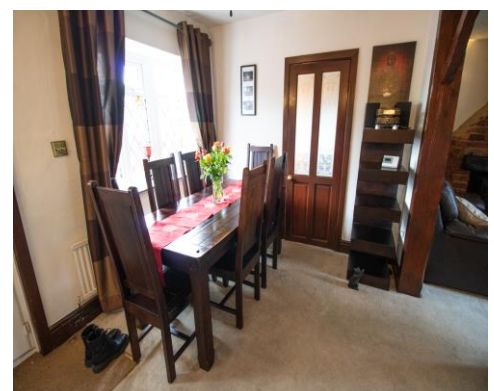




Salford Road, Over Hulton, Bolton, BL5 1BR

£165,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 2 bedroom mid terraced cottage, with plenty of character, located on Salford Rd in the Over Hulton area of Bolton in Greater Manchester. Offering very easy access onto the M61/M60/M65/M6 motorway network, briefly comprises of the following, a spacious lounge with a feature living flame gas fire within an inglenook style fireplace, an open plan dining area and a fully fitted kitchen with an integrated gas hob and an electric oven. To the upper floor, you will find a double sized Master bedroom, with a walk in wardrobe, a second single sized bedroom and a Family bathroom with a vanity basin, toilet and a shower cabinet with an electric shower. Comes with double glazed windows and door throughout. Warmed by gas central heating via a combi boiler. The EPC is ordered and will be live on the advert soon. Leasehold property with 254 years left on the lease. 3 pounds per annum ground rent.



ACCOMMODATION

Lounge 9' 9" x 18' 9" (2.96m x 5.72m)

A spacious open plan lounge with a feature living flame gas fire set within an inglenook style surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Dining area 9' 0" x 11' 9" (2.75m x 3.57m)

An open plan dining area with space for a large dining table and chairs. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 8' 9" x 7' 8" (2.67m x 2.34m)

A fully fitted kitchen with an integrated gas hob and an electric oven. Plumbed in for a washing machine with space for a tall fridge freezer. A double glazed window is fitted to the front aspect.

Master bedroom 8' 7" x 12' 8" (2.62m x 3.87m)

A double sized Master bedroom to the front of the property, with fully fitted wardrobes included. Decorated in neutral colours with a mid oak wooden floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Walk in Wardrobe Dressing Room (off from Master bedroom) 9' 11" x 4' 6" (3.01m x 1.38m)

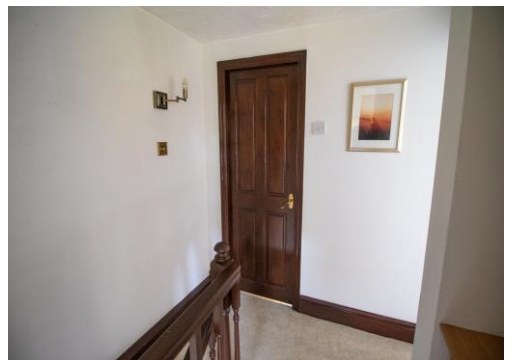
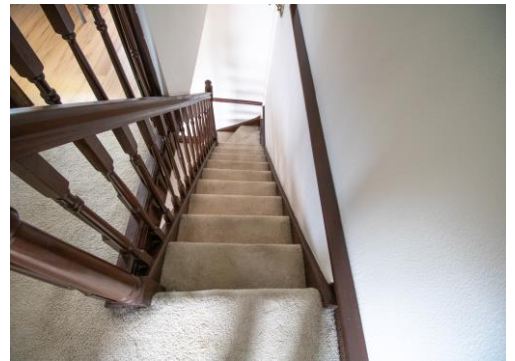
A walk in wardrobe dressing room off from the Master bedroom. Fully fitted wardrobes offer plenty of storage. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 6' 9" x 8' 11" (2.06m x 2.72m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a mid oak wood laminate floor. Comes with fitted wardrobes. 2 double glazed windows are fitted to the rear aspect. Warmed by a gas central heated radiator.

Family bathroom 5' 10" x 6' 2" (1.77m x 1.88m)

A modern family bathroom including a vanity basin, toilet and a shower cabinet with an electric shower. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

