



Manchester Road, Over Hulton, Bolton, BL5 1AU

Guide Price £265,000

FOR SALE BY THE MODERN METHOD OF AUCTION!, (SEE NOTES BELOW). Formally a 2 bedroom detached home, the property had begun a project to change it into a 3 bedroom detached, so a stud wall has been put in on the upper floor and a wall taken out within the kitchen area. This work is unfinished and would require a builder to complete the changes. Located on Manchester Road in the Over Hulton area of Bolton in Greater Manchester. Briefly comprises of the following, a driveway to the front, a low maintenance front garden, an entrance porch, an entrance hallway, a spacious reception room, a modern fully fitted kitchen with an integrated gas hob, grill, oven and a chrome extractor hood, an open plan dining room plus a spacious garden to the rear. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, and a family bathroom with a basin, toilet and a shower cabinet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Set within a semi rural location, with easy access onto the M61 motorway. EPC is Band D, FREEHOLD PROPERTY! To place a formal bid on the property please



ACCOMMODATION

Entrance Porch 4' 5" x 6' 5" (1.35m x 1.95m)

The entrance porch to the front of the property. Comes with double glazed windows and entrance door.

Entrance Lobby 8' 5" x 9' 7" (2.56m x 2.92m)

The entrance lobby to the front of the property. Decorated in neutral colours with a grey coloured carpet.

Lounge 18' 5" x 13' 8" (5.62m x 4.17m)

A spacious lounge to the right of the property. Recently decorated in light grey with a beige coloured carpet. Fitted with a double glazed window to the front and rear aspects. Warmed by a gas central heated radiator.

Kitchen 15' 2" x 10' 8" (4.62m x 3.26m)

A modern fully fitted kitchen with an integrated grill, oven, gas hob and a chrome extractor hood. Plumbed in for a washing machine and space for a tall fridge freezer. A double glazed window is fitted to the rear aspect. Decorated in neutral colours with a beige tiled floor.

Dining area 10' 1" x 9' 4" (3.07m x 2.85m)

An open plan dining area, adjacent to the kitchen. Building works had started on this section also and needs finishing off. A large double glazed bay window is fitted to the side aspect.

Master bedroom 9' 5" x 13' 1" (2.86m x 4.0m)

A double sized Master bedroom to the rear of the property. Decorated in neutral colours with an oak wooden floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 0" x 10' 5" (3.35m x 3.17m)

A second double sized bedroom to the rear of the property. Decorated in pale blue with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 7' 8" x 9' 11" (2.33m x 3.03m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 5' 3" x 9' 0" (1.61m x 2.75m)

A family bathroom to the rear of the property. Comes with a basin, toilet and a shower cabinet. 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 D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 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.

