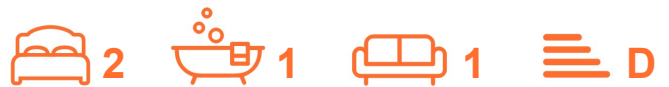




299 Park Road

Bolton, BL5 3HU

Offers in the region of £209,995



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Accommodation comprises

Reception lobby, reception hallway, large bay fronted lounge, open plan dining area, fitted kitchen, two double bedrooms with fitted units and family bathroom. Externally there are lawned gardens to the front and rear together with ample driveway parking.

Ground Floor

uPVC glazed panelled entrance door into entrance lobby with uPVC double glazed windows to front and side elevations. Tiled flooring, glazed panelled door through to reception hallway.

Reception Hallway

Stairs off to first floor, power point, panelled door through to lounge.

Lounge

15'8" max into bay x 12'4" (4.78m max into bay x 3.76m)
uPVC double glazed walk in square bay window with swivel blinds to front elevation, contemporary wall mounted log effect electric fire set to wall, radiator, power points, cable data outlet, telephone socket, cornice ceiling, ceiling light fitting. Open through to dining area.

Dining Area

8'6" x 7'5" (2.59m x 2.26m)
uPVC double glazed window with swivel blinds to rear elevation, radiator, power points, cornice ceiling, ceiling light fitting, panelled doors to fitted kitchen.

Fitted Kitchen

8'4" x 7'10" (2.54m x 2.39m)
Fitted with a range of wall of base units with work surfaces and matching up-stands to walls, inset stainless steel sink with mixer tap, Electra four burner gas oven, plumbed for auto washer, wall mounted

Worcester gas combi central heating boiler, radiator, power points. Open to under stairs storage with power points. uPVC double glazed window to rear elevation and uPVC glazed panelled door to side elevation.

First Floor

Stairs leading to landing with uPVC double glazed window to side elevation, radiator, panelled doors to bedrooms and bathroom. Access to roof space. Please note the loft area, which can be accessed via retractable ladder, has been converted to a useful space with double glazed skylight to front elevation and wall heater.

Bedroom One

12'6" max into alcoves x 11'4" (3.81m max into alcoves x 3.45m)
uPVC double glazed window to front elevation, radiator, power points. Built in wardrobes set to recess with sliding doors and internal hanging rails and shelving in addition to room dimensions stated.

Bedroom Two (fitted)

9'7" x 7'8" including fitted units (2.92m x 2.34m including fitted units)
uPVC double glazed window to rear elevation, radiator, power point. Range of fitted wardrobes with internal hanging rails and shelving and matching overhead bridging unit.

Family Bathroom

Three piece suite comprising of panelled bath with over bath thermostatically controlled shower unit, low level w.c. hand wash basin set to vanity unit with storage below. Tiling to walls, extractor fan, inset ceiling spotlights, radiator, uPVC double glazed window to rear elevation.

External

Front; Open plan garden fronted laid to lawn, paved driveway allowing ample off road parking. Footpath to side elevation leading through garden gate to most pleasant larger than average enclosed private rear garden with large paved patio/entertaining area. Lawn stocked with beds and borders stocked with plants and shrubs.

Tenure

We are informed by the Seller that the tenure of this property is Leasehold.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Council Tax Band

We understand the property is in council tax band B this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

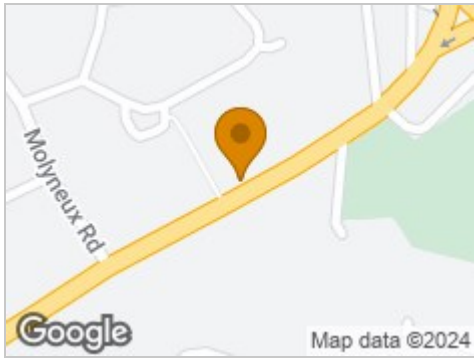
All Properties

All appliances, apparatus, equipment, fixtures and

fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



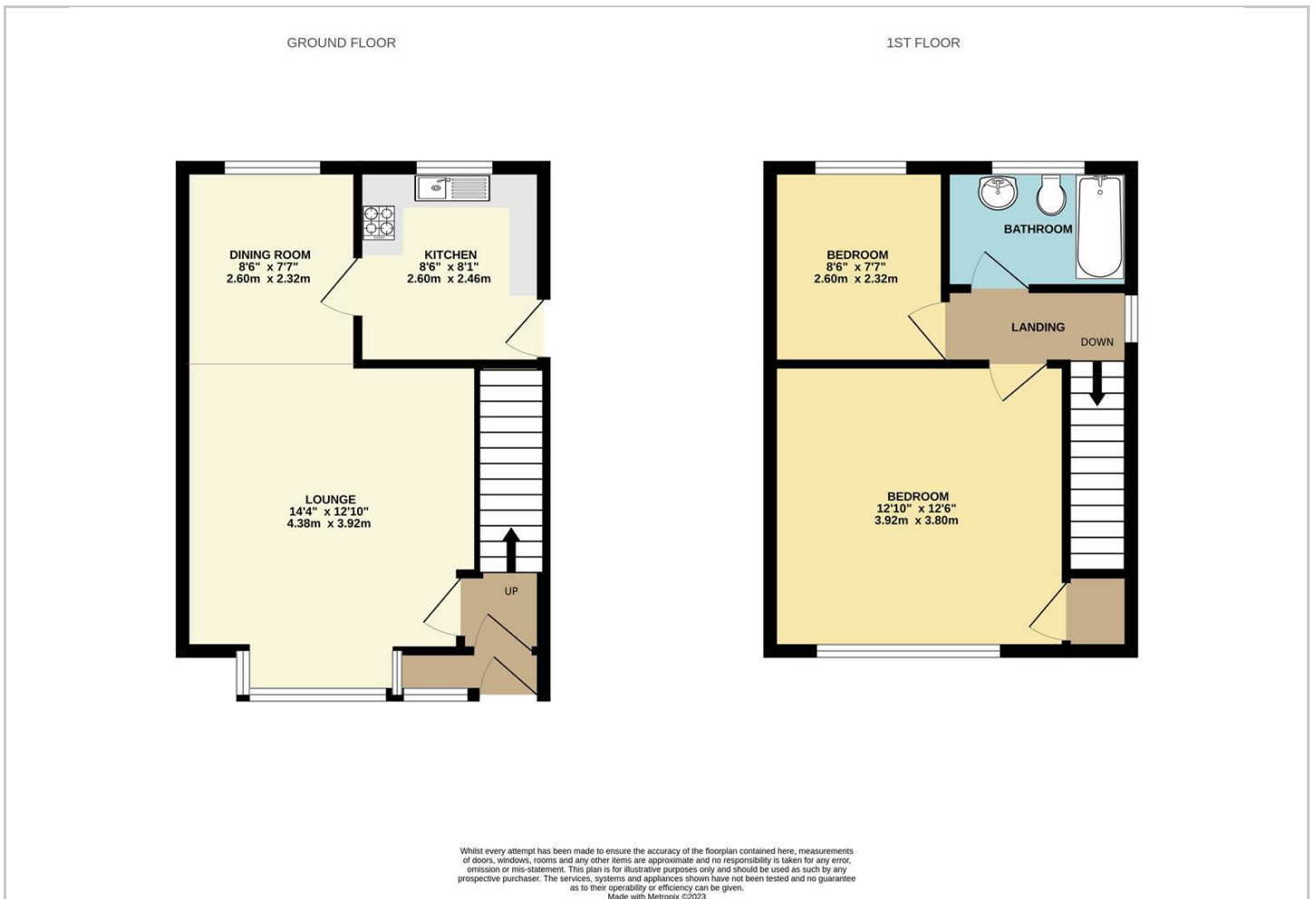
Hybrid Map



Terrain Map



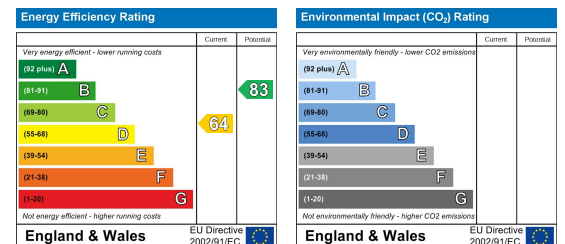
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.