



266 Hindley Road

Bolton, BL5 2DY

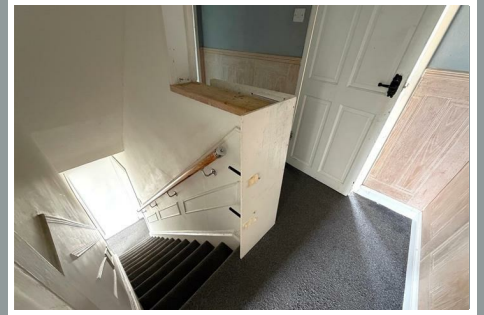
Offers in the region of £150,000



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Accommodation Comprises

Spacious Two Bedroom Family Home with Loft Conversion.

Lounge

14'3 x 12'10 (4.34m x 3.91m)

UPVc double glazed front entrance door and UPVc double glazed window to front elevation with lovely views to the front over farmland, carpet to floor, plug sockets, cupboard housing consumer box, centre ceiling light, coving, double radiator.

Kitchen / Diner

14'2 x 10'4 (4.32m x 3.15m)

Spacious Kitchen and Dining Area with UPVc double glazed window to rear overlooking the garden, fitted wall and base units with complimentary work surfaces over, butler style one and half bowl ceramic sink with mixer tap, gas hob and extractor hood above, integrated oven and grill, plumbing for washing machine, space for fridge freezer, spotlights to ceiling, radiator with decorative cover, porcelain tiling to floor, ample space to site dining room table and chairs, understairs storage space with light.

First Floor Landing

8'2 x 6'4 (2.49m x 1.93m)

Stairs leading to landing with wooden handrail, centre ceiling light, carpet to floor.

Bedroom One

14'2 x 10'2 (4.32m x 3.10m)

UPVc double glazed window to front elevation with lovely views over farmland, radiator with decorative cover, fitted wardrobes, carpet to floor, plug sockets, centre ceiling light, coving.

Bedroom Two

8'6 x 7'0 (2.59m x 2.13m)

UPVc double glazed window to rear elevation overlooking the rear garden, carpet to floor, radiator, coving, centre ceiling light.

Family Bathroom

10'0 x 5'0 (3.05m x 1.52m)

UPVc double glazed opaque window to rear elevation, low level Wc flush, pedestal sink, bath with electric triton shower over and hand held shower attachment, radiator, laminate floor, centre ceiling light, cupboard housing ideal combi boiler.

Stairs to Second Floor

Stairs to loft conversion, carpet to stairs.

Loft Conversion

13'9 x 9'10 (4.19m x 3.00m)

Loft conversion with velux sky light, double radiator, plug sockets, carpet to floor, storage to eaves.

External

Pathway to front of property and pebbled front garden with dwarfed wall boundary.

Large rear garden with paving, decking, garden area with astro-turf, fenced panelled boundaries, gated rear access.

Tenure

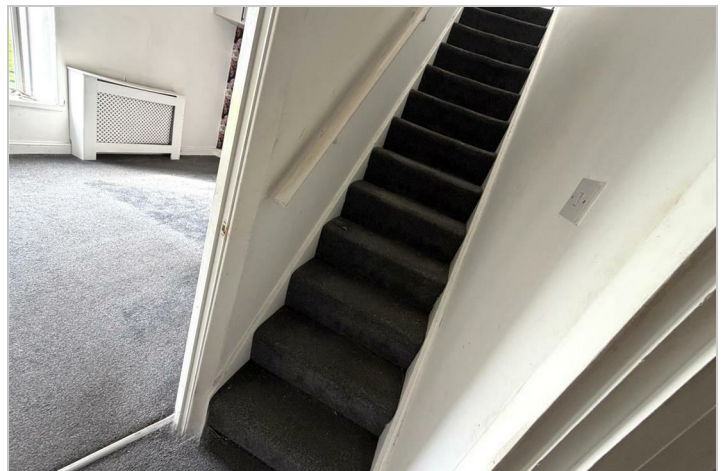
The property is Freehold.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and

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Road Map



Hybrid Map



Terrain Map



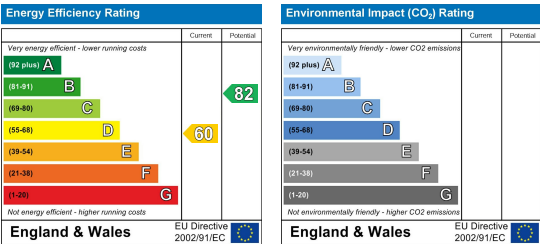
Floor Plan



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



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