



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	88
	73

England & Wales EU Directive 2002/91/EC

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.

Hough Fold Way, Bolton, BL2 3LY

Offers Over £264,500

A FANTASTIC 3/4 BEDROOM PROPERTY WITH IN THE HEART OF HARWOOD

We are proud to present this spacious three/quarter bedroom semi detached property to the market in Bolton. Featuring neutral decoration, a stunning rear garden, conservatory to the rear, modern fixtures and fittings and having been well maintained this property should not be missed. Perfect for a growing family, this property is situated close to local schools and amenities as well as having great commuter and motorway links nearby. Generous plot with potential to extend subject to planning permission.

Comprising briefly; entrance via the front door to a welcoming hallway. The hallway has doors to a storage cupboard, the reception room and the second reception room/fourth bedroom. The second reception room/fourth bedroom has a door leading to a shower room. The reception room, has doors leading to the conservatory, the kitchen and a door leading to the stairs to the first floor. The conservatory has a door leading to a WC and a door to the rear. To the first floor you will find three double bedrooms and a family bathroom. Externally, to the front there is a paved double driveway. To the rear there is a laid to lawn garden with patio areas and an artificial lawn area.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Hough Fold Way, Bolton, BL2 3LY

Offers Over £264,500



- Semi Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: C
- Three/Four Bedrooms
- Bathroom & Ground Floor Shower Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hallway

10'3 x 4'2 (3.12m x 1.27m)

UPVC double glazed entrance door, central heating radiator and doors to storage, bedroom four and reception room.

Bedroom Four

14'4 x 8'11 (4.37m x 2.72m)

UPVC double glazed window, central heating radiator, spotlights, wood effect flooring and door to the en suite.

En Suite

7'8 x 2'2 (2.34m x 0.66m)

Pedestal wash basin, direct feed shower unit and wood effect flooring.

Reception Room

19'11 x 13'1 (6.07m x 3.99m)

Two UPVC double glazed windows, central heating radiator, gas fire with marble effect surround, coving, door to staircase to the first floor and doors to kitchen and conservatory.

Kitchen

11' x 9'9 (3.35m x 2.97m)

UPVC double glazed window, range of wood effect wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring induction hob, integrated dishwasher and wood effect flooring.

Conservatory

13'1 x 10'1 (3.99m x 3.07m)

UPVC double glazed windows, central heating radiator, wood effect flooring and doors to WC and to the rear.

WC

5'8 x 2'6 (1.73m x 0.76m)

UPVC double glazed window, central heating towel rail, wall mounted wash basin, dual flush WC and wood effect flooring.

First Floor

Landing

10'3 x 6' (3.12m x 1.83m)

Loft access and doors to three bedrooms and bathroom.

Bedroom One

11' x 10'5 (3.35m x 3.18m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

Bedroom Two

11' x 9'1 (3.35m x 2.77m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving and wood effect flooring.

Bedroom Three

10'5 x 6'11 (3.18m x 2.11m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Bathroom

10'1 x 6'3 (3.07m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, panelled bath, wall mounted wash basin, dual flush WC, direct feed shower unit, tiled elevations and tiled flooring.

External

Front

Driveway providing off road parking.

Rear

Enclosed artificial lawn garden with paving and storage shed.

