



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		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



Hypatia Street, Bolton, BL2 6AA

Offers Over £250,000

BEAUTIFULLY PRESENTED SEMI-DETACHED HOME WITH SUBSTANTIAL GARDEN SPACE

This three bedroom family home is being proudly welcomed to the market in the sought after area of Bolton. The property boasts a newly fitted kitchen, a spacious reception room featuring a log burning stove and a large rear garden overlooked by protected woodland. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a family looking for their long term home, ready to move into, with potential to extend.

Comprising briefly, to the ground floor; entrance via the hallway which has a door leading into the reception room and hosts the stairs to the first floor. The reception room is open to the kitchen/dining area which flows internally to the rear garden. To the first floor is a landing to three bedrooms and a family bathroom. Externally, this property boasts a spacious tiered garden with laid to lawn garden areas, artificial lawn, paved patio, decked seating area and bedding areas with a log store and gates to the front driveway. To the front is a laid to lawn garden with mature shrubbery, a driveway providing parking for numerous vehicles and access to detached garage.

For further information or to arrange a viewing please contact our Bury office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Hypatia Street, Bolton, BL2 6AA

Offers Over £250,000

 3  1  1  C

- Well Presented Semi Detached Property
- Contemporary Fitted Kitchen
- Driveway and Detached Garage
- EPC Rating C
- Three Bedrooms
- Neutral Decoration
- Tenure Leasehold
- Three Piece Bathroom
- Stunning Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall

7'1 x 3'8 (2.16m x 1.12m)
UPVC double glazed frosted front door, central heating radiator, tiled flooring, door to reception room and stairs to first floor.

Reception Room

14'6 x 11'5 (4.42m x 3.48m)
UPVC double glazed window, central heating radiator, multifuel log burning stove, television point, wood effect laminate flooring and open access to kitchen/dining area.

Kitchen/Dining Area

15'6 x 8'6 (4.72m x 2.59m)
UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, integrated high rise double oven, four ring gas hob and extractor hood, stainless steel one and a half bowl sink with draining and mixer tap, plumbing for washing machine and dryer, space for fridge freezer, wood effect laminate flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

UPVC double glazed window, doors leading to three bedrooms and bathroom.

Bedroom One

12 x 8'10 (3.66m x 2.69m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'1 x 9'2 (3.07m x 2.79m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'1 x 6'5 (2.77m x 1.96m)
UPVC double glazed window, central heating radiator and storage.

Bathroom

6'8 x 5'6 (2.03m x 1.68m)
UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap, overhead direct feed shower and rinse head, vanity top wash basin with mixer tap, dual flush WC, fully tiled elevations and tiled flooring.

Exterior

Rear

Tiered laid to lawn garden with artificial lawn, mature shrubbery, seating area, paved patio and log store.

Front

Laid to lawn garden, off road parking and access to detached garage.



Tel: 01617510340

www.keenans-estateagents.co.uk