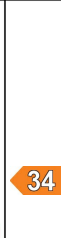




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	 34	 85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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.

Halliwell Road, Bolton, BL1 8AN

Offers Over £160,000

SPACIOUS TERRACED HOME - CASH BUYERS ONLY

Welcome to this spacious terraced home located on Halliwell Road in Bolton. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The house features a comfortable reception room, perfect for relaxing or entertaining guests.

One of the standout features of this property is its prime location. It is situated close to a variety of local amenities, including shops, schools, and parks, making daily life both convenient and enjoyable. Whether you are looking for a leisurely stroll or a quick trip to the shops, everything you need is just a stone's throw away.

This terraced home presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious living environment. Don't miss the chance to make this lovely property your new home.

Halliwell Road, Bolton, BL1 8AN

Offers Over £160,000

 3  1  1  F

- Terraced Property
 - Spacious Reception Room
 - On Street Parking
 - EPC Rating: F
- Three Bedrooms
 - Fitted Kitchen
 - Freehold
- Three Piece Bathroom And Separate WC
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Reception Room

14'8 x 12' (4.47m x 3.66m)
UPVC entrance door, UPVC double glazed window, central heating radiator, coving, ceiling rose, brick fireplace and hearth, TV point and door to kitchen.

Kitchen

13'10 x 12'3 (4.22m x 3.73m)
UPVC double glazed window, central heating radiator, coving, hardwood wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, integrated double over in high rise unit, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, tile effect flooring, stairs to first floor and hardwood stable door to rear.

First Floor

Landing

8'7 x 2'10 (2.62m x 0.86m)
Stairs to second floor and doors to bedroom one, bathroom and WC.

Bedroom One

12'5 x 11'5 (3.78m x 3.48m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bathroom

10'9 x 9'8 (3.28m x 2.95m)
UPVC double glazed frosted window, central heating radiator, base units and laminate worktops, vanity top wash basin with traditional taps, panel corner bath with traditional taps, electric shower in enclosure, extractor fan and part tiled elevation.

WC

7'9 x 2'10 (2.36m x 0.86m)
UPVC double glazed frosted window, low basin WC, pedestal wash basin with traditional taps and vinyl flooring.

Second Floor

Landing

6'7 x 2'5 (2.01m x 0.74m)
Doors to two bedrooms.

Bedroom Two

13'8 x 12'7 (4.17m x 3.84m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Three

12'7 x 11'8 (3.84m x 3.56m)
UPVC double glazed window, central heating radiator and storage cupboard.

External

