



## 34 Hazelwood Road, Bolton

£350,000 Freehold

Three Double Bedrooms • Two Reception Room • Three Car Driveway • Bespoke Family Bathroom • Extended Kitchen • Guest Shower Room • Great Location Smithills • Office Room Two Come with Commercial Business License • Two Outside Offices • Freehold Semi Detached Dorma Bungalow





**\*VIEWINGS STRONGLY RECOMENDED\*** Tastefully decorated 3-bed semi-detached dormer bungalow located in a popular area of Smithills. Flexible living spaces, extended kitchen, guest shower room, 3-car driveway. Meticulously maintained garden with patio area. Perfect blend of style and practicality in sought-after location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### **Lounge**

10' 9" x 18' 5" (3.28m x 5.61m)

A large family lounge with grey wood effect laminate flooring, multiple power points, single radiator, large upvc window to front and electric fire with surround.

### **Dining Room**

10' 9" x 8' 7" (3.28m x 2.62m)

A family dining room that could be utilised as a fourth double bedroom if required with wood effect laminate flooring, multiple power points, large upvc window to front and single radiator.



### **Kitchen**

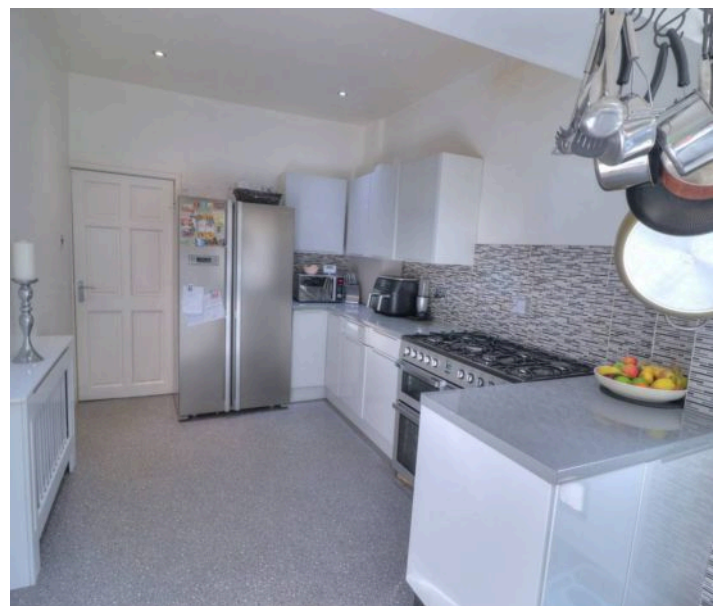
8' 7" x 17' 2" (2.62m x 5.23m)

A large extended family kitchen with a range of fitted base and wall units, large work tops, sink under upvc window, integrated appliances, single radiator and cushion flooring.

### **Shower Room plus Downstairs WC**

5' 3" x 6' 1" (1.60m x 1.85m)

A shower room with tiled flooring and part tiled walls, ceiling spot lighting, wash basin with vanity unit under, low level w.c, separate shower cubicle and heated towel rail.







#### **Bedroom One**

13' 5" x 10' 9" (4.09m x 3.28m)

A large double room with built in wardrobes, large upvc window, multiple power points, single radiator and fully carpeted.

#### **Bedroom Two**

12' 7" x 11' 7" (3.84m x 3.53m)

A large double room with walk in wardrobes, single radiator, large upvc window, multiple power points, ceiling spot lighting and fully carpeted.

#### **Bedroom Three**

12' 6" x 11' 7" (3.81m x 3.53m)

A large double room with single radiator, walk in wardrobes, multiple power points, large upvc window, ceiling spot lighting and fully carpeted.



#### **Bathroom, Separate Shower Room**

5' 7" x 14' 9" (1.70m x 4.50m)

A large stunning four piece bathroom suite with large walk in shower with rainfall shower head, roll top bath tub, heated towel rail, wash basin with vanity unit under and heated mirror with inset lighting, ceiling spot lighting, porcelain tiled walls and flooring.







#### **Office Room One**

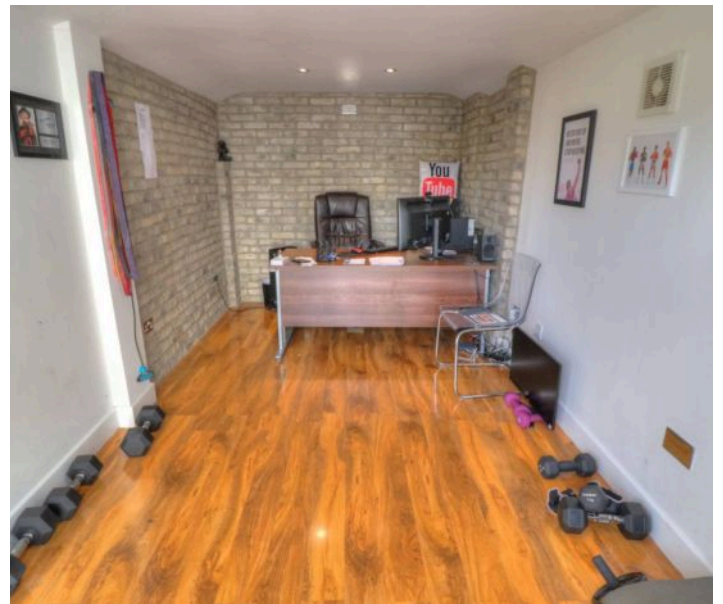
8' 2" x 16' 7" (2.49m x 5.05m)

A spacious detached home office with wood effect laminate flooring, multiple power points, upvc French doors with horizontal blinds and ceiling spot lighting.

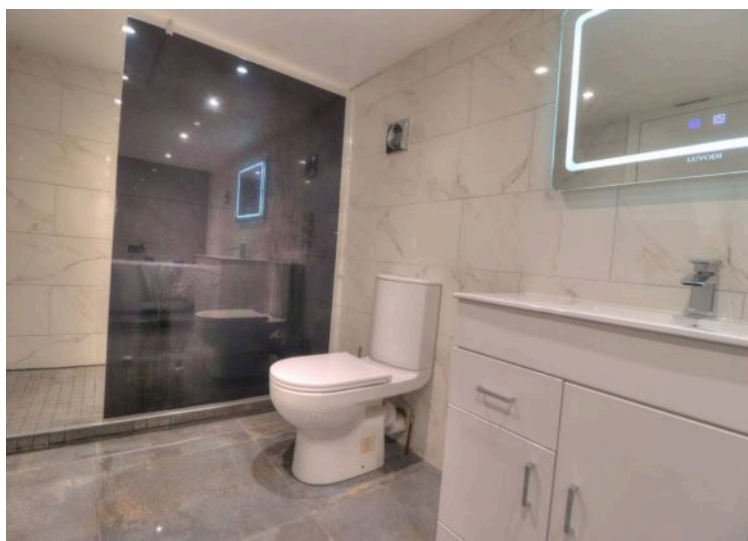
#### **Office Room Two**

10' 4" x 13' 3" (3.15m x 4.04m)

A second detached office room with upvc French door with horizontal blinds, ceiling spot lighting, wood effect laminate flooring, multiple power points and water feed. (with commercial business licence)











### **REAR GARDEN**

This stunning mature garden provides ample space for al fresco dining on the stunning raised Indian stone patio area, with mature trees and shrubs providing a private boundary, low maintenance stone chipped flower beds, wooden storage shed and access to both office units.

### **FRONT GARDEN**

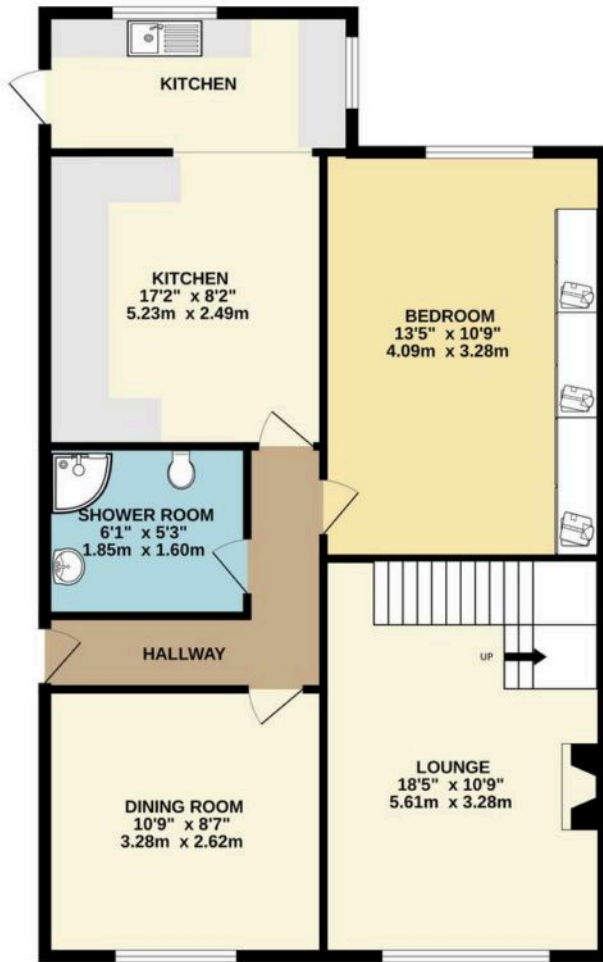
A low maintenance front garden with mature trees and shrubs, stone chipped flower beds and driveway.



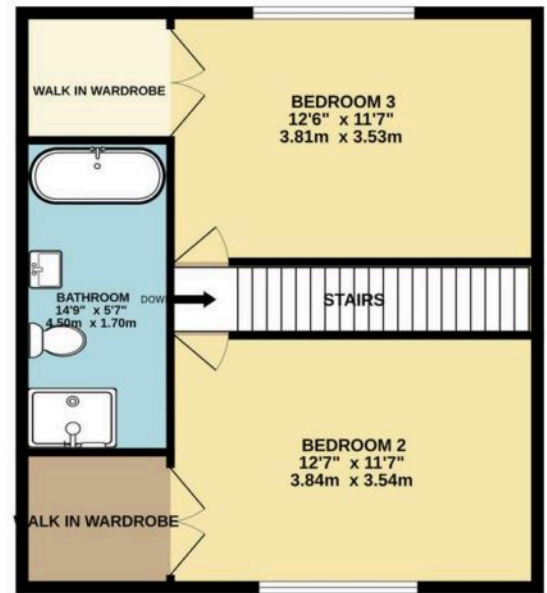




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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