



## Hallbridge Gardens, Bolton, BL1 8UT

**£179,995**

**PRICED TO SELL NOW!!!** Great value 3 bedroom mid terraced house close to Bolton Town Centre. Lounge, dining area, kitchen plus WC, 3 well proportioned bedrooms, bathroom and WOODLAND AREA TO REAR. MUST BE VIEWED!!





# 4 Hallbridge Gardens, Bolton, BL1 8UT

We are delighted to offer for sale this well priced 3 bedroom mid terraced house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. Items of note include French doors to the rear. There are ample sockets and media points. The property is ready to move in with flooring included.

The ground floor consists of the entrance hall, lounge, dining room, kitchen plus WC. The first floor has 3 bedrooms and family bathroom accessed of the landing.

The externals of the property are well presented, with fantastic woodland to the rear. The front of the property has off road parking to the front.

Tenure - Leasehold - 190 Years Remaining -  
Ground Rent - £200 Per Year  
Council Tax - Band B

The property comprises.

## Ground Floor

### Entrance Hall

With fitted flooring.

**Lounge 13'8" x 12'4" (max) (4.17m x 3.76m (max))**

With fitted flooring.

**Dining Room 9'3" x 8'6" (2.82m x 2.61m)**

French doors to rear plus fitted flooring.

**Kitchen 12'0" x 7'3" (3.68m x 2.23m)**

Having a comprehensive range of wall and base units with complimenting laminate worktops plus tiling. Oven, hob and hood included plus fitted flooring.

**WC 5'8" x 2'8" (1.74m x 0.82m)**

Having white sanitary ware plus fitted flooring.

## First Floor

### Landing

With fitted flooring.

**Bedroom 1 12'9" x 8'7" (3.90m x 2.62m)**

With fitted flooring.

**Bedroom 2 10'3" x 8'6" (3.14m x 2.61m)**

With fitted flooring.

**Bedroom 3 9'6" x 6'6" (2.90m x 2.00m)**

With fitted flooring.

**Bathroom 6'6" x 5'6" (2.00m x 1.68m)**

Having modern white sanitary ware and tiled walls plus fitted flooring.

## External

The property has well presented gardens plus off road parking to the front.





