



87 Devonshire Road , Bolton, BL1 4PP

Conveniently situated a well presented extended semi detached house with driveway to the front and south facing garden to the rear. The spacious living accommodation comprises downstairs shower room, lounge with multi fuel burner, dining area, fitted kitchen and conservatory with bi folding doors, three bedrooms all with wardrobes and a modern bathroom in white.. An initial viewing is strongly recommended with this property making an excellent purchase for the growing family.

£255,000

87 Devonshire Road

, Bolton, BL1 4PP



- Downstairs Shower Room
- Conservatory with Bi Folding Doors
- Single Detached Garage
- South Facing Garden
- Lounge with Multi Fuel Burner
- Three Bedrooms
- Driveway for Two Vehicles
- Dining Room with Patio Doors
- Fitted Kitchen with Hob and Oven
- Double Glazed Windows

Entrance Hall

Tiled flooring, radiator, staircase to first floor.

Downstairs W/C / Shower Room

Three piece suite in white comprising of cubicle with electric shower, low flush toilet, vanity unit, tiled flooring, extractor fan, recessed eye ball lighting.

Lounge

Attractive feature fireplace with multi fuel burner, half bay window, radiator, ceiling coving, timber floor.

Dining Room

Timber flooring, radiator, ceiling coving, double glazed patio door leading to:

Conservatory / Second Lounge

Underfloor heating, tiled flooring, Velux roof light, recessed eye ball lighting, full length bi folding doors leading to garden.

Kitchen

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit, gas hob, oven, tiled between units, plumbing for washer, recessed eye ball lighting,

understairs storage cupboard, built in cupboard with shelves, double glazed rear door to driveway.

Landing

Bedroom One

Built in wardrobe, radiator.

Bedroom Two

Fitted wardrobes with fitted desk, radiator.

Bedroom Three

Fitted wardrobes, radiator.

Bathroom

Three piece suite in white comprising of bath with mira shower, low flush toilet, vanity unit, tiled walls, wall mounted gas central heating boiler, eye ball lighting, heated towel rail, tiled floor.

External

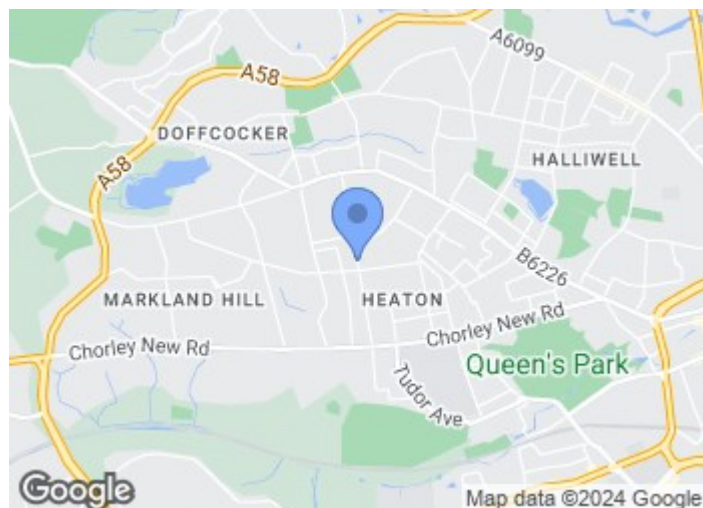
Driveway to the front for two vehicles, hedge to the front. Fenced well stocked rear garden with artificial grass.

Garage

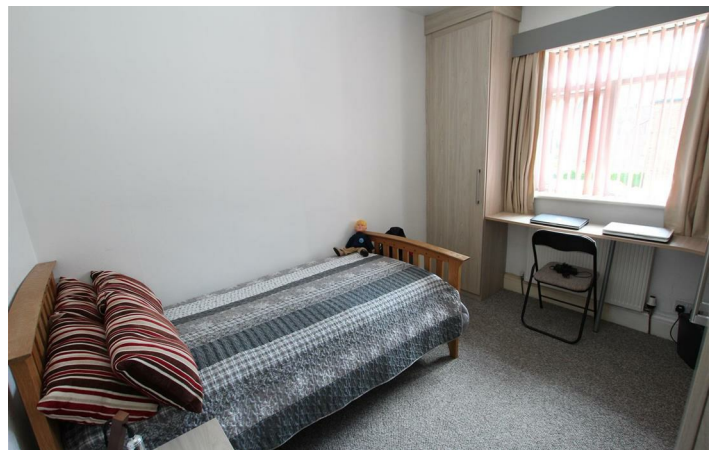
Single detached garage to the rear with up and over door. Electric, double glazed patio doors to side of garage. Access to garage from driveway.

[PROPERTY MISDESCRIPTION ACT 1991.](#)

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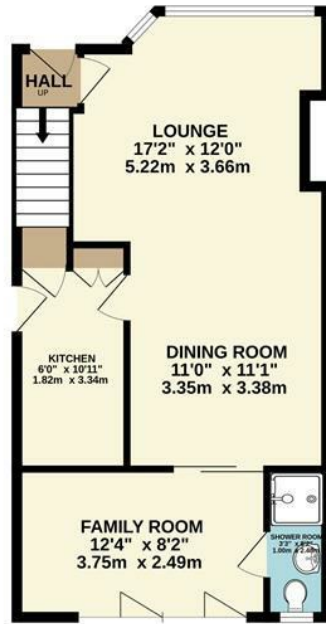


Directions

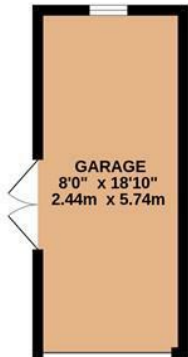
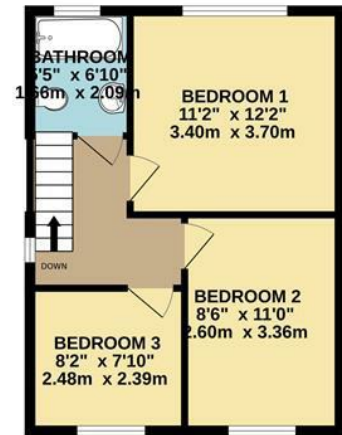


Floor Plan

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	