



27 Hazelwood Road , Bolton, BL1 6ER

A well presented bay windowed three bedroom extended semi detached house with single detached garage. Conveniently located in this popular residential area the spacious living accommodation benefits from entrance hall, lounge with fireplace, separate dining room, modern kitchen, three bedrooms, master bedroom with fitted wardrobes and modern four piece bathroom suite in white. Well stocked gardens to the front and rear. An excellent purchase for the growing family.

Offers Over £235,000

27 Hazelwood Road

, Bolton, BL1 6ER



- Lounge with Feature Fireplace
- Three Bedrooms
- Gardens to the Front and Rear
- Excellent Family Accommodation
- Separate Dining Room with Bay Window
- Master Bedroom with Fitted Wardrobes
- Driveway with Single Detached Garage
- Extended Modern Fitted Kitchen with Appliances
- Four Piece Bathroom Suite in White
- Popular Residential Area

Entrance Hall

Radiator, understairs storage cupboard.

Lounge

13'11 x 12'11 (4.24m x 3.94m)
Attractive feature fireplace with gas fire, radiator, ceiling covings, bay window.

Dining Room

12'7 x 11'3 (3.84m x 3.43m)
Attractive feature fireplace with gas fire, picture rail, radiator, bay window.

Extended Kitchen

14'5 x 6'6 (4.39m x 1.98m)
Range of modern fitted wall and base units in grey with contrasting worktops incorporating sink unit. Gas hob, oven, microwave, overhead extractor fan, built in dishwasher, tiled between units, plumbing for washing machine, recessed eye ball lighting, wall mounted gas central heating boiler, radiator, rear exit door.

Landing

Access to loft.

Bedroom One

13'11 x 10'7 (4.24m x 3.23m)
Range of fitted wardrobes to one wall with dressing table, fitted wall unit, headboard, bedside unit, drawer unit, bay window, radiator.

Bedroom Two

11'11 x 11'3 (3.63m x 3.43m)
Radiator.

Bedroom Three

7'5 x 7'5 (2.26m x 2.26m)
Radiator.

Bathroom

Four piece suite in white comprising of shower cubicle with shower, bath, built in vanity unit with wash hand basin, low flush toilet, towel radiator, tiled walls, tiled floor.

Heating

Gas central heating from boiler in the kitchen.

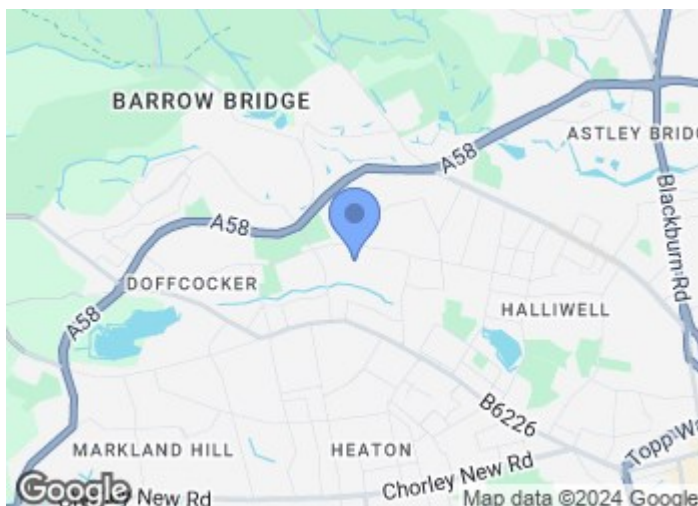
External

Walled front garden, flagged, split level rear

garden fenced, well stocked, lawned, patio area. Driveway to the front for one car leading to single detached garage with up and over door.

PROPERTY MISDESCRIPTION ACT 1991.

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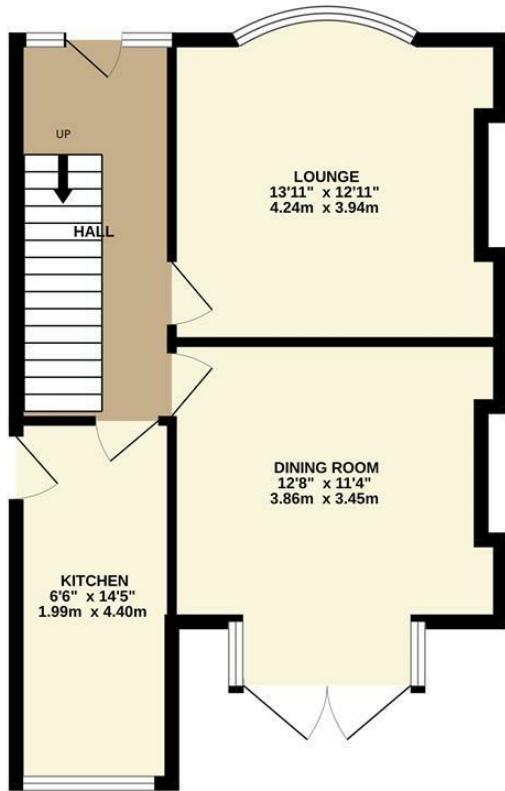


Directions

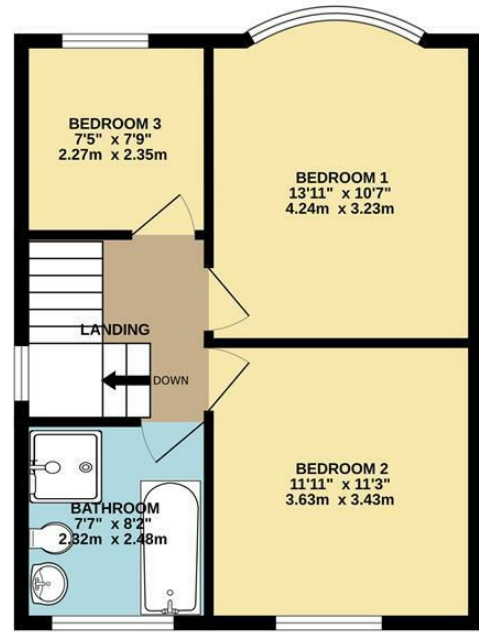


Floor Plan

GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.1 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			81
(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	