



13 Delph Hill Close, Bolton

£188,950



- 3 Double Beds
- Convenient but Secluded Position
- Good Sized Lounge/Diner
- Conservatory to Rear

- South Facing Rear Garden
- Newly installed Gas Central Heating Boiler
- Easy access to Local Shop and Town Centre

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### 13 Delph Hill Close, Bolton

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In a convenient but secluded location is 13 Delph Hill Close off Boot Lane in Bolton. With 3 double beds this well presented semi detached comprises porch, lounge/diner, kitchen and conservatory to ground floor with 3 double beds and family bathroom to first floor. Lawned area to front, driveway with off road parking leading to single garage and to the rear south facing lawned garden with patio area and with an abundance of mature shrubs and trees. Gas Central Heating and Double Glazed throughout. An idea family home worthy of viewing.



## Porch

Window to Side, Single Radiator.

## Lounge/Diner

Feature fireplace with inset electric fire. 3 single radiators, storage cupboard, stairs leading to first floor, patio doors leading to conservatory.

## Kitchen

Wall and Base units, gas hob, electric oven, extractor hood, 1½ stainless steel sink, partly tiled, plumbed for washer, tiled flooring, single radiator, rear exit door.

## Conservatory

Double Glazed windows on 3 sides, door leading to rear garden.

First Floor Landing with Double Glazed Window to Landing

Storage cupboard, access to loft (which is

## Bedroom 1 (Front Elevation)

Single Radiator

## Bedroom 2 (Rear Elevation)

Fitted wardrobes and dressing table. Single Radiator.

## Bedroom 3 (Front Elevation)

Fitted wardrobes, single radiator.

## Bathroom

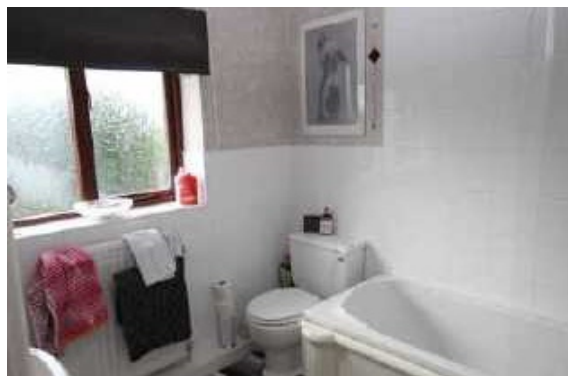
3 piece suite in white, over bath shower, partly tiled, single radiator.

## External

Low maintenance lawned garden area to front, off road parking leading to single garage. To the rear south facing garden, lawned and with patio area and with an abundance of mature shrubs and trees.

## PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations



651 Chorley Old Road, Bolton BL1 6BJ  
Tel: 01204 84 84 84 Fax: 01204 84 84 94  
web: [www.chrisballestates.co.uk](http://www.chrisballestates.co.uk) email: [info@chrisballestates.co.uk](mailto:info@chrisballestates.co.uk)

