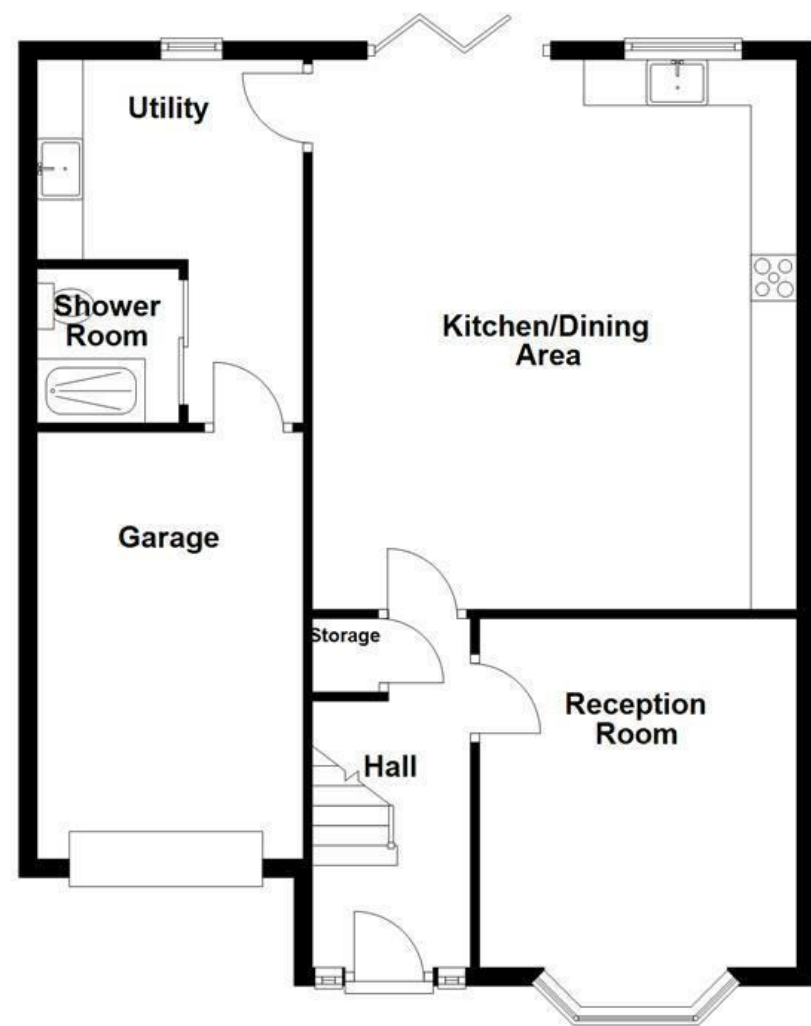
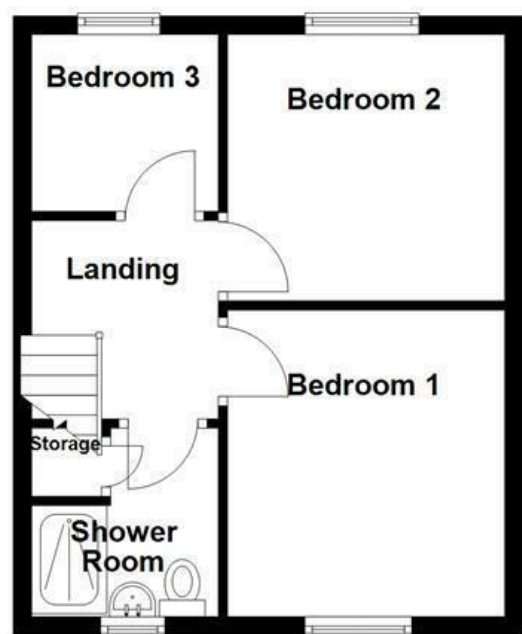


Ground Floor



First Floor



Hulme Road, Bolton, BL2 4BS

£330,000

Welcome to this stunning semi-detached home located on Hulme Road in Bolton. This modern property boasts a spacious layout, perfect for families or those seeking extra room to entertain. As you enter, you are greeted by a welcoming ground floor hall that leads into two inviting reception rooms, ideal for relaxation or hosting guests.

The heart of the home is undoubtedly the large kitchen extension at the rear, which offers a contemporary space for cooking and dining. This well-designed kitchen seamlessly connects to a utility area and a convenient WC, as well as providing access to the garage, ensuring practicality for everyday living.

Upstairs, you will find three generously sized bedrooms, each offering a comfortable retreat. The family bathroom is also located on this floor, providing essential amenities for your household.

This property combines modern living with functional design, making it an excellent choice for anyone looking to settle in a vibrant area of Bolton. With its ample space and thoughtful layout, this home is ready to welcome its new owners. Don't miss the opportunity to make this beautiful house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hulme Road, Bolton, BL2 4BS

£330,000

3 2 2 C

- Tenure Freehold
 - Off Road Parking With Access To Garage
 - Enviabl Kitchen/Dining Area With Access To Utility Room
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Ample Rear Garden Space
- EPC Rating C
 - Two Shower Rooms For Convenience
 - Ideal Family Home With Viewing Essential

Ground Floor

Entrance

Composite door to hall.

Hall

12'7 x 5'10 (3.84m x 1.78m)

Central heating radiator and doors to reception room, kitchen/dining area and storage, stairs to first floor.

Reception Room

12'7 x 11'5 (3.84m x 3.48m)

UPVC double glazed bow window, smoke alarm, gas fire with marble hearth, wooden mantle and surround.

Kitchen/Dining Area

19'10 x 16'7 (6.05m x 5.05m)

UPVC double glazed window, central heating radiator, wall and base units, quartz work tops, central Island Belfast sink with mixer tap, double oven in a high rise unit, five ring gas hob, tiled splash back, extractor hood, space for fridge freezer, integrated dishwasher, spotlights, smoke alarm, engineered oak flooring, door to utility and bi fold doors to rear garden and two Velux windows.

Utility

12'8 x 9'7 (3.86m x 2.92m)

UPVC double glazed window, central heating radiator, wall and base units, quartz work top, Belfast sink with mixer tap and tiled splash back, plumbing for washing machine, dryer, engineered oak flooring, doors to garage and shower room.

Shower Room

5'6 x 5'1 (1.68m x 1.55m)

Central heating towel rail, dual flush WC, walk in direct feed shower, part tiled elevation and tiled effect flooring.

Garage

15'9 x 9'7 (4.80m x 2.92m)

Garage door, power and lighting.

First Floor

Landing

6'9 x 8' (2.06m x 2.44m)

Doors to three bedrooms and bathroom.

Bedroom One

11'1 x 10'8 (3.38m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'8 x 9'7 (3.25m x 2.92m)

UPVC double glazed window and central heating radiator.

Bedroom Three

6'9 x 6'7 (2.06m x 2.01m)

UPVC double glazed window and central heating radiator.

Shower Room

6'9 x 6'8 (2.06m x 2.03m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, access to boiler, tiled elevation and tiled effect flooring.

External

Rear

Enclosed laid to lawn garden, Indian stone patio area.

Front

Paved drive with access to garage.



Tel: 01617510340

www.keenans-estateagents.co.uk