



Pavillion Walk, Deane, Bolton, BL3 4FW

£137,500

PART OWNERSHIP OF 55%! THE WHOLE PROPERTY CAN BE BOUGHT FOR 250,000 AS ANOTHER OPTION! (BECOMES FREEHOLD IF PURCHASED IN FULL, LEASEHOLD IF BOUGHT PART OWNERSHIP). ONLY CIRCA 3 YEARS OLD FROM NEW. A modern, spacious 3 bedroom semi detached home with a driveway and a large rear garden, located on Pavillion Walk in the Deane area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge, an open plan dining area, a modern fully fitted kitchen with an integrated gas hob, oven and an extractor hood, a downstairs W.C and a very spacious rear garden with a patio area and a grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern worcester combi boiler. EPC is band B. Leasehold with 987 years left on the lease. No ground rent payable. Rent is payable of 238.51 per month, service



ACCOMMODATION

Entrance Hallway 11' 7" x 4' 2" (3.53m x 1.28m)

A spacious entrance hallway to the front of the property. Decorated in white with a grey tiled floor. A double glazed composite entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.



Lounge 18' 4" x 15' 7" (5.60m x 4.76m)

A very spacious lounge with a feature wall hung electric fire. Plenty of space for modern furniture to fit easily. Decorated in white, with a grey tiled floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

Dining Area (Open plan)

An open plan dining area to the rear of the lounge. Space for a good sized dining table and chairs. Decorated in white with a grey tiled floor. Decorated in white with a grey tiled floor. Warmed by a gas central heated radiator. (Size is shown on as one in the lounge section)

Kitchen 10' 5" x 8' 10" (3.18m x 2.68m)

A modern fully fitted kitchen with an integrated gas hob, oven and a chrome extractor hood. Plumbed in for a washing machine. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Rear Garden 36' 10" x 27' 3" (11.22m x 8.31m)

A large garden to the rear with a patio area and a spacious grass lawn.

Family Bathroom 6' 11" x 4' 7" (2.1m x 1.4m)

A modern family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Master bedroom 13' 7" x 8' 10" (4.15m x 2.7m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 14' 0" x 8' 11" (4.26m x 2.73m)

A second double sized bedroom to the rear of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Bedroom 3 9' 7" x 6' 9" (2.92m x 2.06m)

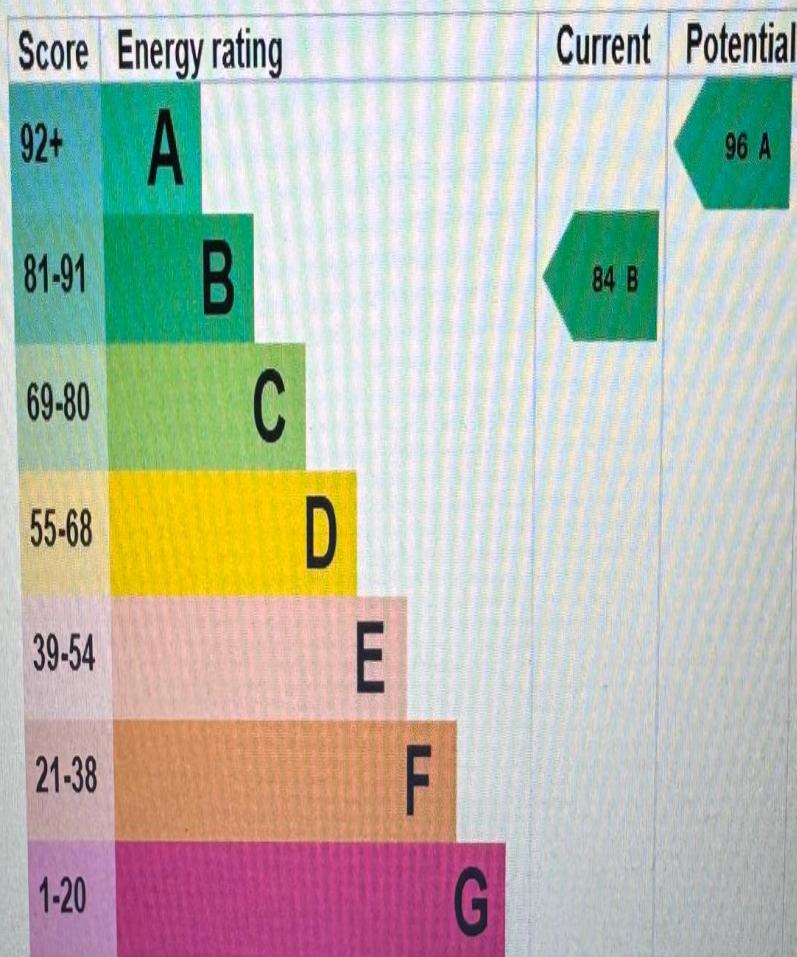
A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

