



**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.

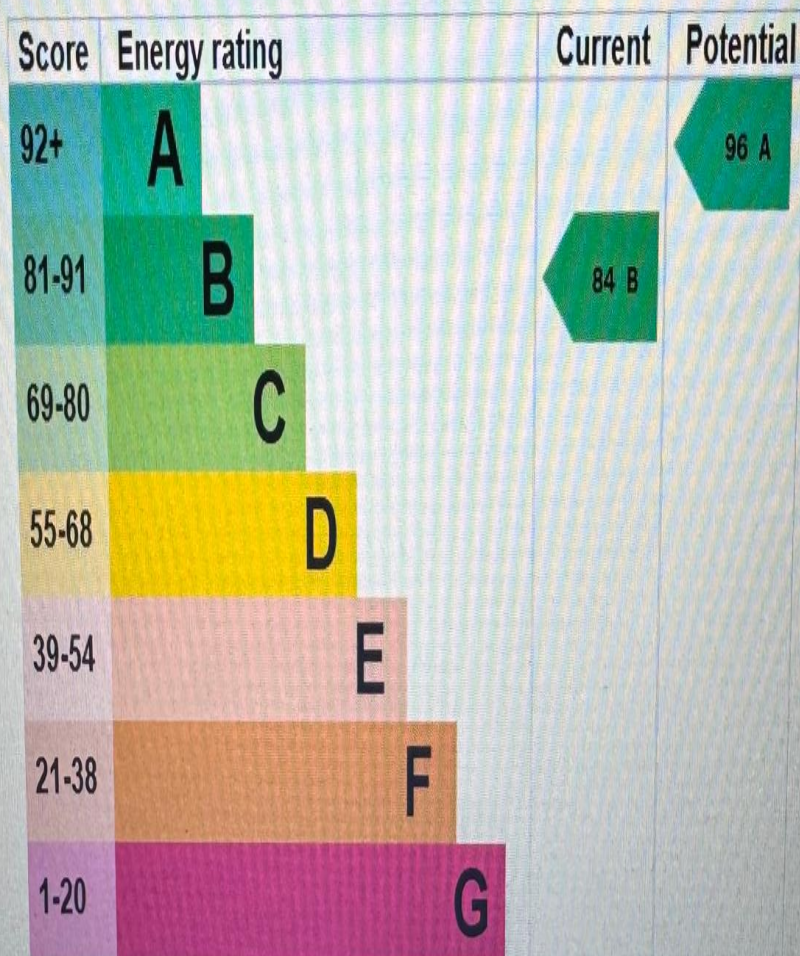




## Energy rating and score

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:

