



## FLAT 4, 263 HALLIWELL ROAD BOLTON, BL1 3PE

£1,100

Presenting this beautiful new-build flat available TO LET, offered fully furnished and finished to a high standard throughout. The property has been aesthetically decorated, creating a modern and comfortable living space with the added benefit of fitted wardrobes in both bedrooms. Additional benefits include a secure intercom entry system and one designated parking space.

Ideally located in the popular Halliwell area of Bolton, the flat is just over a mile from Bolton town centre and benefits from excellent transport links, with regular bus services along Halliwell Road and easy access to Bolton Interchange. A variety of local shops, supermarkets, and amenities are within walking distance, while nearby green spaces such as Thomasson Park and Smithills Country Park provide opportunities for outdoor leisure. This property is well suited to professionals or couples seeking stylish, convenient living in a well-connected residential area.

EPC: New Build - Awaiting Certificate



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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