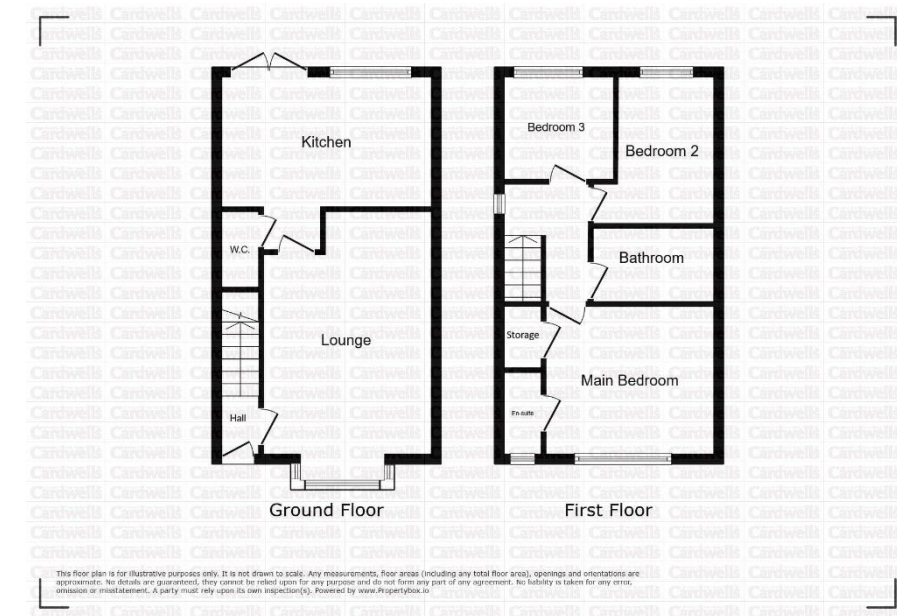


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HOLLINS DRIVE, THE HAULGH, BL2 1DH



- Lovely 3 bedroom house
- Modern development
- Popular & convenient location
- Close to town centre
- Excellent amenities
- Ideal 1st time home
- Master bed with en-suite
- Double width driveway



Offers in the Region Of £250,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A great opportunity to purchase this modern three bedroom end of terraced house, situated on a very popular development. The house is approximately five years old and still has house builder warranty remaining. Hollings Drive is within walking distance to Bolton town Centre, with excellent amenities, University of Greater Manchester, transport links to Manchester and throughout the North-West. Accommodation comprises entrance hall with stairs to first floor, lounge, kitchen diner with French doors and access to guest wc. To the first floor there are three bedrooms, master with en-suite and a family bathroom. Outside there is a double width driveway, providing ample off street parking to the front. There is a block paved patio area to the rear and a laid to lawn garden, a wooden shed can be found at the bottom of the garden and a gate gives access to the side elevation. The property would make an ideal first time purchase or as a family home. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Double glazed front door leading to the entrance hallway with a radiator, staircase to the landing.

Lounge: 18' 7" x 10' 9" (5.66m x 3.27m) UPVC double glazed bay window to the front aspect, radiator below.

Kitchen dining room: 9' 1" x 14' 3" (2.77m x 4.34m) UPVC double glazed French doors and a window to the rear garden aspect, contemporary fitted wall and base units with complementary work surfaces and tiled splashbacks, built-in oven and grill, four ring gas burner hob, stainless steel sink unit with mixer tap, integrated dishwasher, integrated fridge freezer inset spotlights to the ceiling, radiator.

Guest wc: UPVC frosted double glazed window to the side aspect, close coupled WC, wash basin with mixer tap, tiled splashback, radiator, extractor fan.

Landing: UPVC frosted double glazed window to the side aspect, access to the loft, doors lead to:

Master Bedroom: 10' 4" x 10' 11" (3.15m x 3.32m) UPVC double glazed window to the front aspect, radiator below, built-in storage cupboard.

En-suite: 7' 7" x 3' 2" (2.31m x 0.96m) UPVC frosted double glazed window to the front aspect, contemporary white suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap, part tiling into the walls, chrome plated towel rail, extractor fan, inset spotlights to the ceiling.

Bedroom Two: 10' 3" x 7' 8" (3.12m x 2.34m) UPVC double glazed window to the rear aspect, radiator below.

Bedroom Three: 7' 2" x 7' 0" (2.18m x 2.13m) UPVC double glazed window to the rear aspect, radiator below.

Bathroom: 6' 4" x 7' 9" (1.93m x 2.36m) Modern white suite comprising, enclosed bath with mixer tap and a shower, close coupled WC, wash basin with mixer tap, chrome plated towel rail, part tiling to the walls, inset spotlights to the ceiling, extractor fan.

Outside: There is a double width driveway, providing ample off street parking to the front. There is a block paved patio area to the rear and a laid to lawn garden, a wooden shed can be found at the bottom of the garden and a gate gives access to the side elevation.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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