



37 Hughes Street, Bolton

In Excess of £230,000

Miller Metcalfe
Every step of the way

37 Hughes Street

Bolton

ACCOMMODATION OVER THREE FLOORSTWO RECEPTION ROOMS***FOUR BEDROOMS***TWO BATHROOMS***

Situated in the heart of Halliwell and on the doorstep for all excellent local amenities to include shops, schools and commuting access. This immaculate property must be internally and externally viewed to fully appreciate the standard of accommodation on offer.

Accommodation briefly comprising an entrance vestibule, hallway with stairs rising to the first floor, lounge, family room/dining room, fitted kitchen. Rising to the first floor are three bedrooms with en suite bathroom to the master bedrooms and a three piece family bathroom suite. The second floor is a loft room with Velux windows. Outside the property is has a small front garden and rear yard.

Council Tax band: A

Tenure: Leasehold

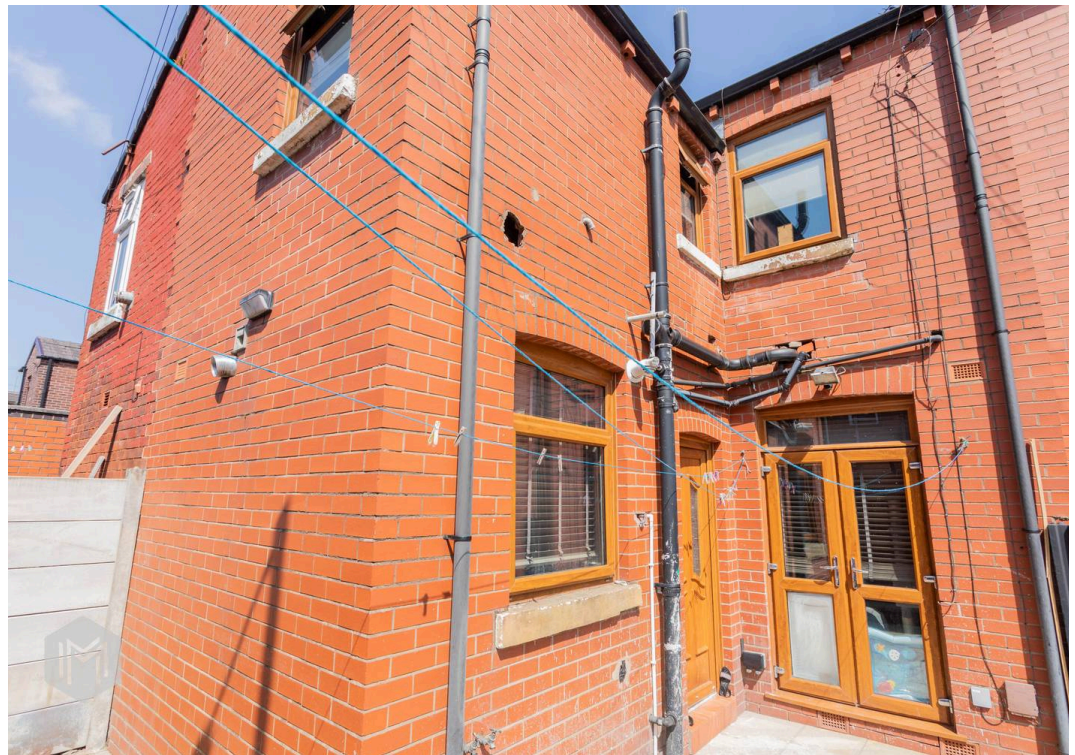
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





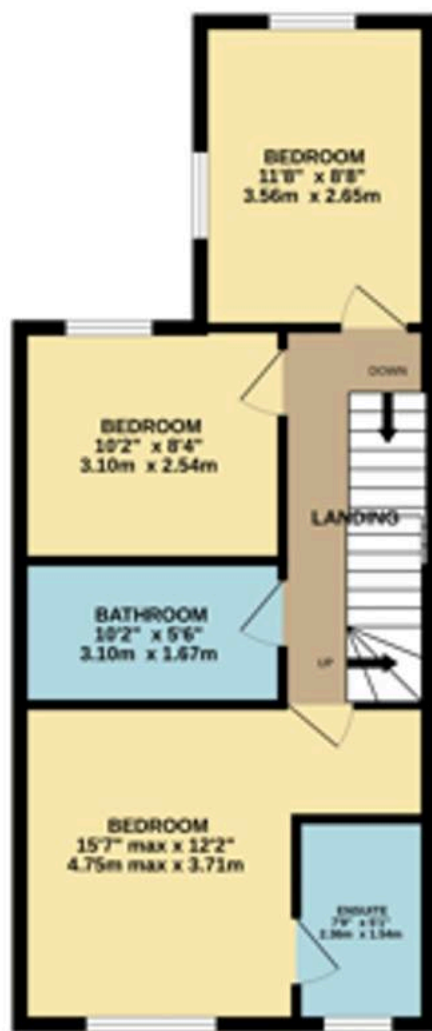




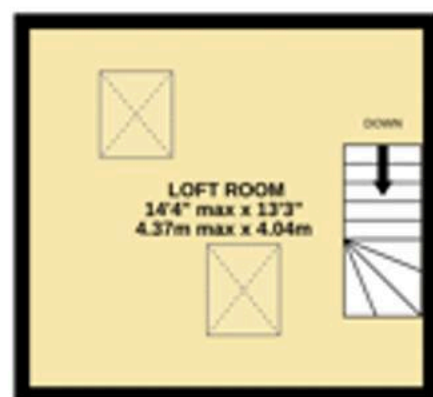
GROUND FLOOR
515 sqft (47.6 sq.m.) approx.



1ST FLOOR
515 sqft (47.6 sq.m.) approx.



2ND FLOOR
222 sqft (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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