



Halliwell Road Bolton BL1 8BZ

Stone Terrace Cottage | 1 Double Bedroom | Lounge | Kitchen

Cellar | Shower room | GCH & DG | Yard to Rear

Asking Price: £89,995

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Halliwell Road
Bolton
BL1 8BZ

Character one bedroom stone terrace cottage, ideal first time buy or buy to let Property. Lounge Diner. Kitchen. Large Cellar. Shower room. Vehicle access to rear yard. Close to Schools and local amenities with easy access to Bolton town centre. Could be converted into two Bedrooms. The accommodation briefly comprises lounge diner with feature fireplace. Kitchen with contemporary units, integrated appliances. Dry cellar. First floor gives access to large L-shaped bedroom, shower room with a modern suite including step in shower cubicle. The property benefits from gas central heating. To the rear is an enclosed yard with vehicle access.

LOUNGE/DINER

5.49m (18' 0") x 4.42m (14' 6")

Feature fireplace. Stripped and waxed original floor boards. Two radiators. Twin central light fittings. Stairs off. Under stair storage with access to the cellar. TV, cable and phone points.



KITCHEN

3.30m (10' 10") x 2.03m (6' 8")

Fitted with a range of contemporary kitchen units with contrasting work tops. Gas hob with extractor over. Integrated oven. 1 ½ bowl stainless steel sink unit. Tile splash back. Radiator. Wall mounted combi boiler. Plumbed for washing machine. Space for fridge/freezer. Slate tile floor. Door to rear.



CELLAR

5.49m (18' 0") x 4.42m (14' 6")

Window to front elevation and external door to the rear also, access from under stairs. Stone flag floor. Power and light.



LANDING

Central light fitting. Access to all rooms. Built in shelving.

BEDROOM (L-SHAPED)

4.44m (14' 7") x 5.56m (18' 3")

Feature stone fireplace and exposed original beams. Track fitted lighting. Radiator. Windows to front and rear.

SHOWER ROOM

Laminate floor. Chrome towel radiator. Modern suite including a step in shower cubicle. Plinth seated hand wash basin and W/C. Inset spot lights.



OUTSIDE

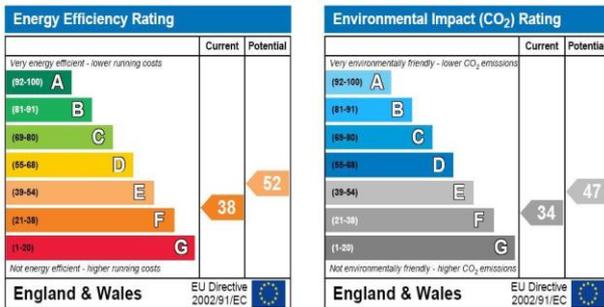
Front: Hardwood entrance door with glass transom.

Rear: Block paved. Raised BBQ and entertaining space. Double gates for vehicle access. External access to the cellar.

Other Information: The property benefits from UPVC double glazing and Gas central heating.



ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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