



Belmont Road Bolton BL1 7AW

Extended Mid Terrace | 2 Bedroom + Loft Conversion | Lounge | Dining Room

Kitchen | Bathroom | GCH & DG | Yard to Rear

Asking Price: £109,995

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HERE TO GET *you* THERE

Belmont Road
Bolton
BL1 7AW

Extended good size family accommodation, two reception rooms, Kitchen, Dining room, three Bedrooms, Loft conversion possible. Double glazed & gas central heating.

The property briefly comprises lounge with feature fireplace and gas fire. Dining room with feature fireplace gas fire. Large kitchen fitted with wall, base and drawer units. First floor landing gives access to two double bedrooms and one single. Family bathroom with a three piece suite and over bath shower. To the rear is an enclosed yard.

Directions: Leaving Courtenys office turn right along Belmont Road

ENTRANCE

Hardwood entrance door with glass transom.

VESTIBULE

Laminate floor. Hardwood and glass internal door.

RECEPTION ROOM

4.37m (14' 4") x 3.30m (10' 10")

Feature marble fireplace with inset silver living flame gas fire. Two wall lights. Central light fitting. Radiator. Cable and TV points. Vertical blinds.



RECEPTION ROOM 2

5.18m (17' 0") x 3.38m (11' 1")

Adam style feature fireplace with marble hearth and back, inset living flame gas fire. Radiator. Two wall lights. Central light fitting. Coved ceiling. TV and phone points. Under stairs storage.



KITCHEN

4.42m (14' 6") x 2.44m (8' 0")

Fully fitted with white high gloss units. Integrated electric oven and hob with extractor over. Contrasting worktops. Space for fridge freezer. Plumbed for washing machine and tumble drier. Stainless steel sink unit. Twin stainless steel spot light fitting. Tile splash backs. Venetian blinds.



BREAKFAST ROOM

2.49m (8' 2") x 2.49m (8' 2")

Laminate floor. Inset spot lights. Radiator. Door to rear.



LANDING

Access to all rooms including the loft. Silver spot light fitting. Fitted storage cupboards. Spindle balustrade. Option to add a second staircase for loft conversion.

BEDROOM

4.34m (14' 3") x 3.71m (12' 2")

Central light fitting. Radiator. Vertical blinds. Front aspect.



BEDROOM

4.80m (15' 9") x 2.72m (8' 11")

Central light fitting. Economy 7 storage radiator. Rear aspect.

BEDROOM

2.46m (8' 1") x 2.46m (8' 1")

Central light fitting. Radiator. Rear aspect.

BATHROOM

Fitted with a panel bath, pedestal hand wash basin and WC. Central light fitting. Wall mounted heater.

Loft Access: Via ladder. Boarded for storage with electric light.

OUTSIDE

Front: Wall fronted mid terrace with wrought iron gate and railing.

Rear: Striven paved yard. Fence enclosed.

Other Information: This property benefits from gas central heating and double glazing.

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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

ENERGY PERFORMANCE RATING

