

511 Halliwell Road, Halliwell, Bolton, Greater Manchester, BL1 8DB



**£82,999**

Situated just a short distance from Bolton Town Centre, local amenities and schools is this larger than average mid terrace property which offers two spacious reception rooms, two generous double bedrooms fitted kitchen garden and garage. Viewing is essential to appreciate all that is on offer.



A bigger than average terraced property which features recent kitchen, two generous double bedrooms, two spacious reception rooms with further sun room and decked garden with single garage. Located within walking distance to Bolton Town Centre as well as local amenities the property is well placed for a growing family. The property comprises of Lounge with feature fireplace, sizeable dining room, a recently fitted kitchen, sun room with access to decked garden. To the first floor are two double bedrooms, the main with free standing wardrobes and there is a three-piece family bathroom with shower over bath. Externally the property benefits from a lovely decked garden with access to single garage. Further benefits include gas central heating and double glazing. No chain and vacant possession available, viewing essential.



### **Lounge 11'9" x 13'10" (3.58m x 4.22m)**

UPVC double glazed window to front with feature brick built surround and tiled hearth, solid fuel burner stove with glass door in chimney, double radiator, door to:



### **Sitting Room 14'11" x 13'10" (4.54m x 4.22m)**

UPVC double glazed window to rear, fitted gas fire, double radiator, stairs to first floor landing, door to:

### **Kitchen 9'6" x 6'0" (2.90m x 1.83m)**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed window to rear, door to:



### **Sun Room**

Two windows to rear, radiator, door.

### **Landing**

Built-in storage cupboard, door to:

### **Bedroom 1 12'2" x 13'10" (3.70m x 4.22m)**

UPVC double glazed window to front, ornamental fireplace, double radiator.

### **Bedroom 2 9'3" x 11'0" (2.82m x 3.35m)**

UPVC double glazed window to rear, radiator.

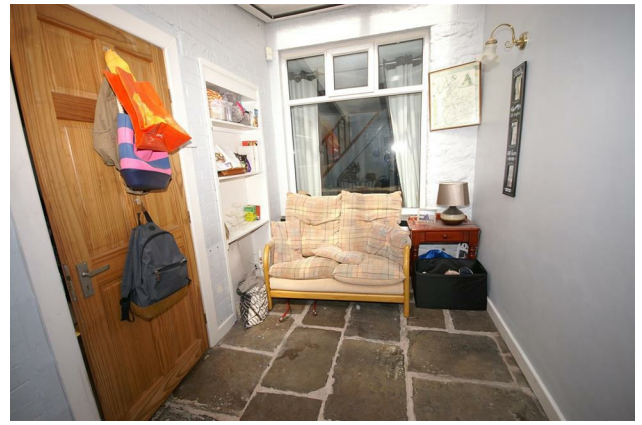


### **Bathroom**

Fitted with three piece suite comprising deep panelled with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level high-level flush, full height ceramic to dado rail to two walls, uPVC frosted double glazed window to rear, built-in boiler cupboard, housing gas boiler serving heating system and domestic hot water, radiator, door.

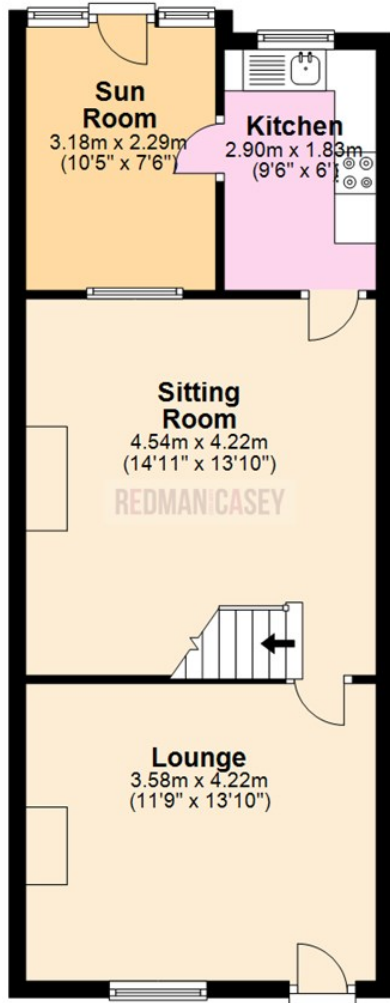
### **Outside**





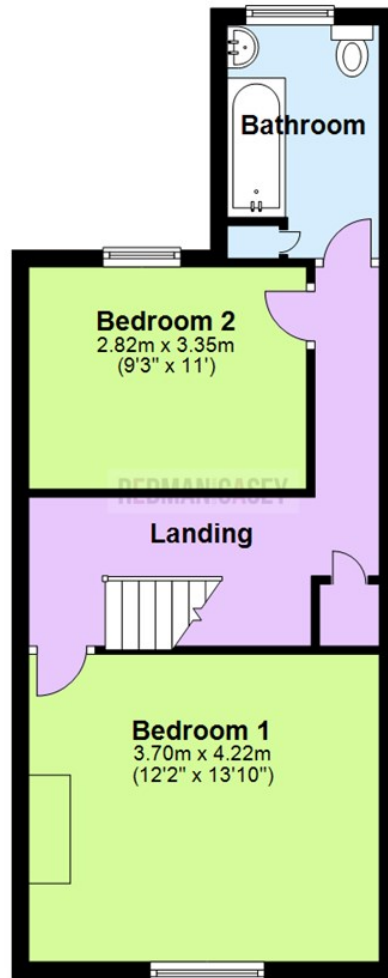
### Ground Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 89.2 sq. metres (960.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

