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ferrier® 

443 HALLIWELL ROAD
Bolton, BL1 8DE
Offers In The Region Of £110,000

443 HALLIWELL ROAD

Property at a glance

- deceptively spacious extended stone built cottage
- two generous sized bedrooms
- two spacious reception rooms
- PVC double glazing & GCH system
- in need of some general upgrading
- patio garden to the rear with up & over door providing off road parking for one car
- offered for sale with vacant possession & no upward chain
- ideally suit FTB or a buy to let property investor
- Tenure = Freehold

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Offered for sale with vacant possession and no upward chain is this deceptively spacious extended two bedroom stone built mid-cottage conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including the nearby motorway network providing easy access to Manchester city centre and surrounding areas. The property is in need of some general upgrading and would ideally suit the first time buyer or a buy to let property investor. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, gas central heating system, two spacious separate reception rooms, two generous sized bedrooms. Outside - patio garden to the rear with up & over door providing off road parking for one car. The accommodation briefly comprises: vestibule, lounge, dining room, kitchen, two generous sized bedrooms and family bathroom. Outside - patio garden to the rear with up & over door providing off road parking for one car.

Additional Information:

Tenure - Freehold

Council Tax band A payable to Bolton MBC. Council Tax rates amount for 2023/2024 = £1,359.24

EPC Rating: D





GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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.
Maple Hill, Macclesfield, CO22

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus A				102 plus A			
81-101 B				81-101 B			
62-80 C				62-80 C			
45-61 D				45-61 D			
29-44 E				29-44 E			
13-28 F				13-28 F			
1-12 G				1-12 G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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