

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Hypatia Street, Bolton, BL2 6AA

£230,000

SPACIOUS TWO-BEDROOM SEMI DETACHED - FORMALLY A THREE-BEDROOM PROPERTY

Situated on the charming Hypatia Street in Bolton, this spacious two-bedroom semi-detached house (formerly a three bedroom house, changed to a two bedroom) presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. Upon entering, you are welcomed by a generous reception room that seamlessly flows into a bright and airy conservatory, creating an inviting space perfect for relaxation or entertaining guests.

The modern kitchen is well-equipped, offering functionality and style, while the three-piece shower room adds convenience to daily living. The property boasts two well-proportioned bedrooms, providing ample space for rest and personalisation.

Outside, the enclosed rear garden offers a delightful retreat, ideal for enjoying sunny days or hosting gatherings. The front of the property features a low-maintenance drive, ensuring ease of access and parking. Additionally, the laid-to-lawn garden with bedding areas enhances the overall appeal, providing a lovely outdoor space for gardening enthusiasts.

This home combines comfort, modern amenities, and a pleasant outdoor environment, making it a wonderful choice for those looking to settle in a friendly neighbourhood. Don't miss the chance to make this delightful property your own.

# Hypatia Street, Bolton, BL2 6AA

£230,000



- Two Bedroom Semi Detached Home And Not Overlooked To The Rear
- Ideal First Time Buy Or Investment
- Off Road Parking
- Tenure - Freehold

- Spacious Living Accommodation
- Close To Local Amenities And Schools
- Council Tax Band - B

- Resin Driveway
- Popular Bolton Location
- EPC Rating - C

## Ground Floor

### Entrance Hall

3'1 x 3'1 (0.94m x 0.94m)

Central heating radiator, encaustic tiled flooring, stairs to first floor, door to reception room.

### Reception Room

26'1 x 9'10 (7.95m x 3.00m)

UPVC double glazed box window, central heating radiator, electric fire with marble surround and hearth and wooden mantle, part parquet flooring, door to storage, door to kitchen, UPVC double glazed sliding door to Conservatory.

### Kitchen

12'1 x 9'6 (3.68m x 2.90m)

Double glazed skylight, double glazed window, range of fitted wall and base units with integrated extractor fan, five ring gas hob, double electric oven, fridge freezer, integrated microwave, dishwasher, one and a half bowl stainless steel sink with mixer tap and draining board, spotlights, door to utility and wood effect lino flooring.

### Utility Room

5'1 x 4'9 (1.55m x 1.45m)

UPVC double glazed window, central heating radiator, glossed base units with laminate surfaces, stainless steel sink with mixer tap, spotlights, extractor fan, concealed Worcester combi boiler, wood effect lino flooring.

### Conservatory

11'3 x 9'7 (3.43m x 2.92m)

Central heating radiator, double glazed window, UPVC double glazed French doors leading to rear.

## First Floor

### Landing

9'7 x 11'3 (2.92m x 3.43m)

UPVC double glazed window, loft access, smoke alarm, doors to two bedrooms and shower room.

### Bedroom One

13'1 x 10'11 (3.99m x 3.33m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes.

### Bedroom Two

13 x 8'6 (3.96m x 2.59m)

Two UPVC double glazed windows, central heated radiator, fitted wardrobes.

### Shower Room

6'6 x 5'11 (1.98m x 1.80m)

Heated towel rail, dual flush WC, vanity top wash basin with waterfall tap, enclosed shower with direct feed rainfall head and additional rinse head, tile effect PVC elevations, spotlights, extractor fan, tile effect flooring, LED mirror.

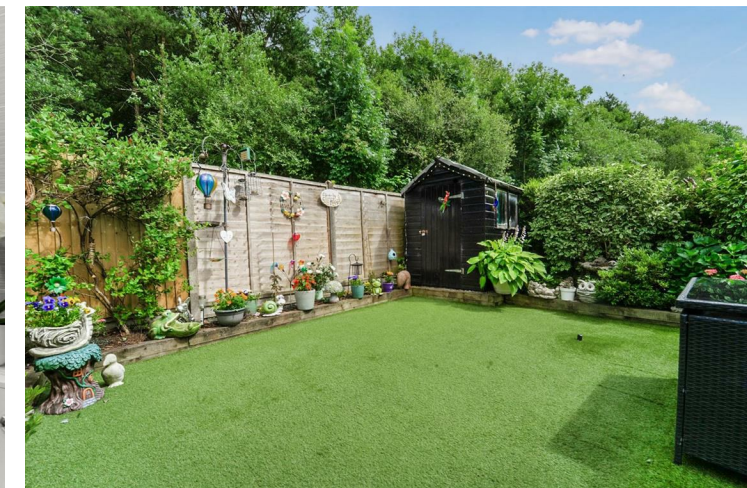
### External

#### Front

Laid to lawn garden, bedding areas, resin driveway for two cars.

#### Rear

Enclosed garden with Eco drainage, bedding areas, mature shrubbery.



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