



£295,000

NEW PRICE *FIVE BEDROOMS* *TWO RECEPTION ROOMS* *TWO BATHROOMS* *AMPLE PARKING* *GARAGE* *GARDENS* *FAMILY HOME* *CLOSE TO LOCAL SCHOOLS & AMENITIES*

Townend Estate Agents offer for sale this superior semi-detached house, a true gem waiting to be discovered. Boasting not just one, but two reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day. With five bedrooms, including two attic bedrooms, there is no shortage of room for the whole family to spread out and make themselves at home.

The modern bathrooms provide convenience and style, ensuring that your daily routines are nothing short of luxurious. Parking is always a breeze with space for four vehicles, making hosting gatherings or simply coming home a stress-free experience.

Situated just a stones throw from Wellington Primary, ideal for growing families! With all the amenities of Bolton Outlanes, Harrogate Road just a short drive away. The property comprises briefly: Entrance porch, spacious Lounge, second reception room/Dining room, Kitchen fitted with a range of base & wall units, Cloaks W/C. To the first floor are three bedrooms and the modern house bathroom. To the second floor are two attic rooms, both with velux windows.

Externally to the front is ample driveway parking, with garage and garden to the rear. Don't miss out on the opportunity to make this house your home - with its spacious rooms, modern amenities, and charming gardens, it's a place where memories are waiting to be made.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Dudley Hill Road, BD2

Approximate Gross Internal Area = 150.0 sq m / 1615 sq ft



Illustration for identification purposes only; measurements are approximate, not to scale. Fourlabs.co.uk (ID1127859)



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IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	67		79