



936 Wigan Road

Hunger Hill, Bolton, BL3 4RR

**Offers in the region of £185,000**





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## Accommodation comprises

Entering through the uPVC double glazed entrance door into the porch area with under stair storage cupboard, carpet to floor, centre ceiling light.

## Spacious Entrance Hallway

18'9" x 6'0" (5.72m x 1.83m)  
uPVC double glazed leaded window to front elevation, double radiator, carpet to floor, centre ceiling light. Stairs leading to first floor.

## Lounge

18'2" x 10'11" (5.54m x 3.33m)  
uPVC double glazed window to front elevation, mahogany fire surround with tiled hearth and housing gas fire. Plug sockets, double radiator, coving, centre ceiling light.

## Reception Two/Bedroom

14'2" x 11'0" (4.32m x 3.35m)  
uPVC double glazed window to rear elevation overlooking the conservatory, plug sockets, double radiator, coving, centre ceiling light.

## Bathroom (Ground Floor)

6'3" x 6'2" (1.91m x 1.88m)  
Three piece suite comprising bath with hand held attachment, pedestal sink, low level w.c. flush. Fully tiled walls, tiling to floor, radiator, centre ceiling light, uPVC double glazed opaque window to side elevation.

## Kitchen

10'3" x 9'4" (3.12m x 2.84m)  
Wall and base units with complimentary work surfaces over, stainless steel one and half bowl sink unit with mixer tap and drainer, space to site cooker, space to site washing machine, space to site fridge freezer, space to site dishwasher and space to site tumble

dryer, uPVC double glazed leaded window to side elevation, Worcester combi boiler, radiator, laminate flooring, plug sockets.

## Dining Room (off Kitchen)

10'1" x 7'0" (3.07m x 2.13m)  
uPVC double glazed window to rear elevation, radiator, plug sockets, wall mounted cupboard.

## Conservatory

14'2" x 10'5" (4.32m x 3.18m)  
uPVC double glazed windows to both side elevations, french doors leading to rear elevation, uPVC door leading from dining room into the conservatory, laminate flooring, wall light.

## Stairs leading to landing

Carpet to stairs, white balustrade unit and wooden hand rail.

## Landing

9'3" x 3'0" (2.82m x 0.91m)  
uPVC double glazed leaded window to side elevation, carpet to floor, plug sockets, wall light.

## Bedroom Two

12'6" x 7'7" (3.81m x 2.31m)  
Velux skylight, eaves storage, carpet to floor, plug sockets, centre ceiling strip light.

## Bedroom Three

16'10" x 7'4" (5.13m x 2.24m)  
Two velux skylights, eaves storage, carpet to floor, plug sockets, centre ceiling strip light.

## Shower Room

7'2" x 4'8" (2.18m x 1.42m)  
Shower cubicle with electric shower and separate hand held attachment, low level w.c. flush, vanity sink

unit. Velux skylight, door leading to eaves storage, mirror to wall, partial tiling to walls, laminate flooring, sliding door and centre ceiling light.

### Externally

Indian Stone Driveway to front and side of property allowing off road parking for several vehicles. Side door access to the property.

Rear garden paving with borders stocked with shrubs and flowers. Garden shed. Fenced panelled boundaries.

### Detached Garage

Detached L-Shaped Garage with Up and Over Door.

### Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### Council Tax

We understand the property is in council tax band B this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### Disclaimer

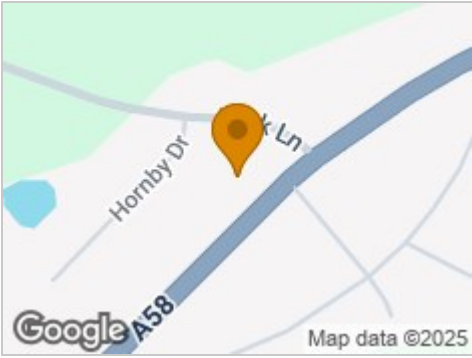
All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.





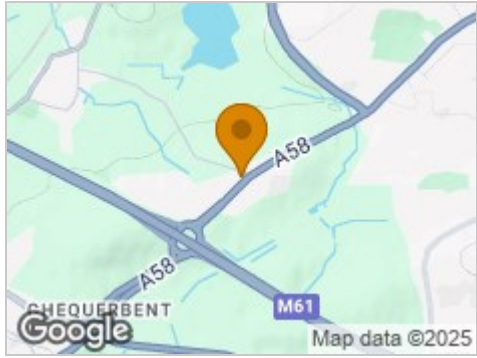
Road Map



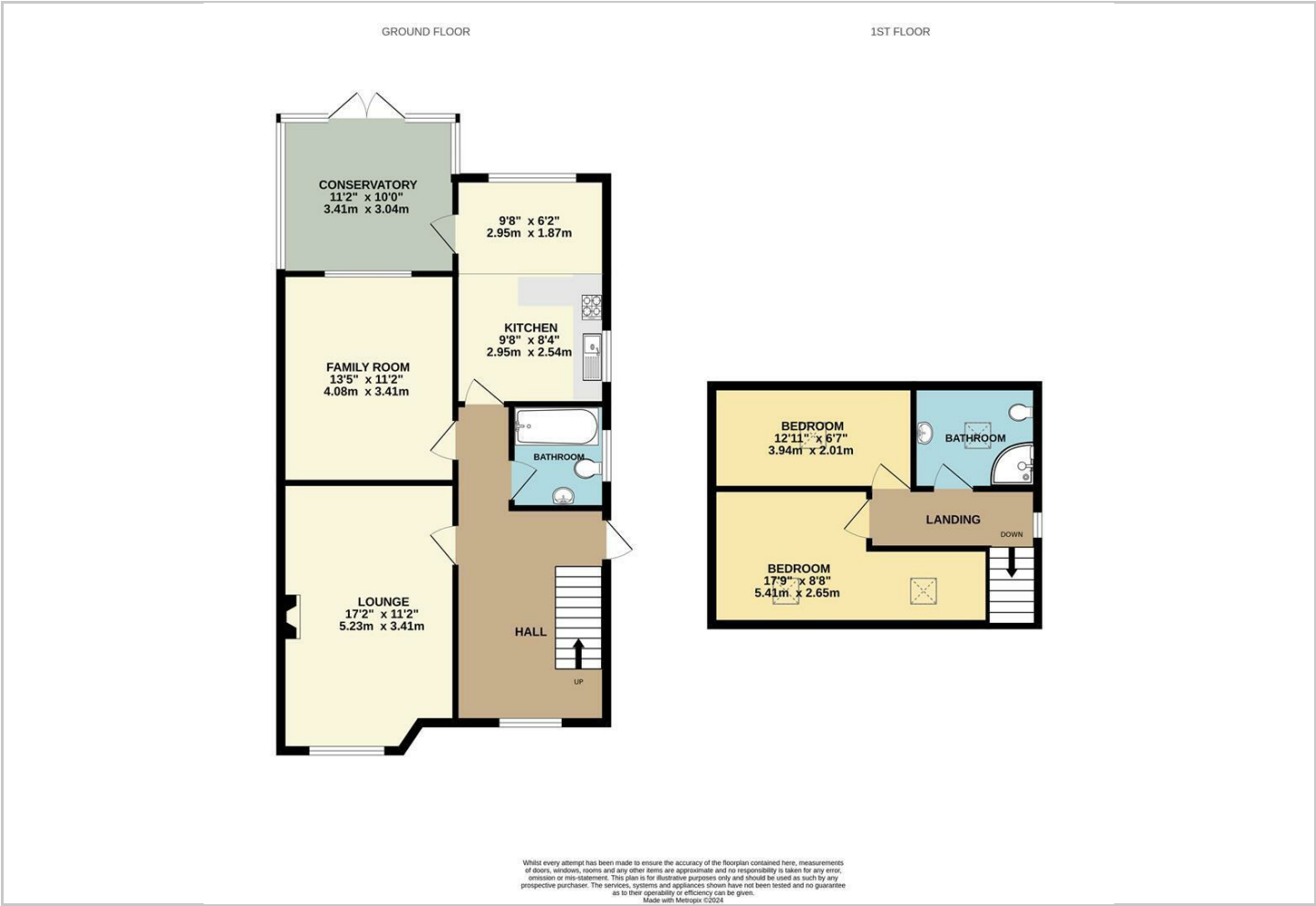
Hybrid Map



Terrain Map



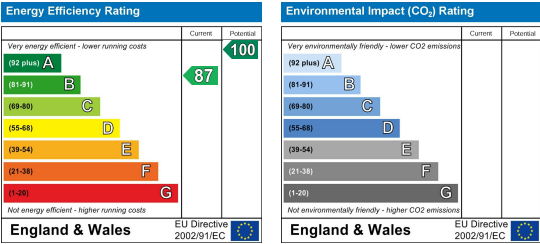
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.