



65 Salford Road

Over Hulton, Bolton, BL5 1BN

Offers in the region of £275,000



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Accommodation Comprises

Entering this welcoming family home through the composite door with glass patterned insert into porch area

Entrance Porch

7'3" x 4'2" (2.21m x 1.27m)

uPVC double glazed windows to front and side, tiling to floor. Double doors leading to Entrance Hallway.

Entrance Hallway

7'6" x 5'5" (2.29m x 1.65m)

Coving, carpet to floor, double radiator, plug sockets.

Reception One

21'5" x 10'11" (6.53m x 3.33m)

Spacious and light filled lounge with uPVC double glazed bay window to front elevation with private aspect to front and open views, centre ceiling light, two wall lights, coving, carpet to floor, plug sockets, tv aerial point. mounted gas fire with marble effect fire surround.

Reception Two/Family Room/Dining Room

19'5" x 10'11" (5.92m x 3.33m)

uPVC double glazed window to rear elevation, uPVC double glazed french doors leading to the beautiful and private rear garden. Centre ceiling light, wall light, coving, two double radiators, grey laminate flooring, plug sockets, cupboard housing Valiant combi boiler (informed by vendor 3 years old), serving hatch to the kitchen.

Fitted Kitchen

10'6" x 10'2" (3.20m x 3.10m)

Modern fitted kitchen with an array of cream wall and base units (shaker style) with under unit lighting, high gloss complimentary work surfaces over, one and half bowl sink with mixer tap and drainer, integrated oven and grill, electric hob with chimney style extractor fan above, space to site fridge freezer, integrated microwave, space for plumbed auto washer, integrated dishwasher, part tiling to walls, LVT flooring, white radiator, plug sockets, coving, uPVC double glazed window to side elevation, uPVC double glazed door with obscured glass to side elevation.

Stairs / Landing

Carpet to stairs, white balustrade unit and white handrail, double glazed opaque window to side elevation, centre ceiling light.

Master Bedroom

12'2" x 11'2" (3.71m x 3.40m)

uPVC double glazed bay window to front elevation with views over open fields. Fitted wardrobes with over head storage. Built in dressing table with drawers. Carpet to floor, radiator, plug sockets, centre ceiling light.

Bedroom Two

11'2" x 9'0" (3.40m x 2.74m)

uPVC double glazed window to rear elevation with private aspect. Built in wardrobes, carpet to floor, radiator, centre ceiling light, coving, plug sockets.

Bedroom Three

7'10" x 8'11" (2.39m x 2.72m)

uPVC double glazed window to rear elevation with private aspect. Built in wardrobes and drawer unit, carpet to floor, radiator, centre ceiling light, plug sockets. Loft access.

Shower Room

7'7" x 6'0" (2.31m x 1.83m)

Newly fitted modern shower room comprising double shower with combi shower over and separate hand held attachment, glass shower screen, vanity sink with mixer tap and storage below, low level w.c flush. Halogen ceiling spotlights, grey modern radiator, laminate flooring, uPVC double glazed opaque window to front elevation.

Converted Garage (Additional Room/Workshop)

28'0 x 12'0 (8.53m x 3.66m)

Fabulous additional living space/workshop (could be used for multiple options, was previously the Garage). Accessed via uPVC french doors, power and light, tiled flooring, uPVC double glazed windows to rear and two uPVC double glazed windows to side.

External

Front: Large Block Paved Driveway allowing off road parking for two/three vehicles. Rockery with mature trees, shrubs and

plants to borders. Fenced panelled boundaries. Open aspect to the front with views over rolling fields.

Side: Gated to the side with further block paving and fenced panelled boundaries.

Garden: Large private pebbled rear garden stocked with mature trees, flowers and shrubs to borders and rockery areas. Patio Areas for Entertaining on those sunny evenings! Access via French Doors to the fabulous additional living space (previously the Garage).

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (£4.00 P.A)

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.

Note

Please note that we have been informed by the vendors that some of the properties on this road have a septic tank including this property. It has mains water incoming and a septic tank outgoing which means the supply is not on a meter giving you an unlimited amount of water, the vendor has advised you will benefit from reduced water rates.

Council Tax

We understand the property is in council tax band C this information has been taken from Valuation Office Agency 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.



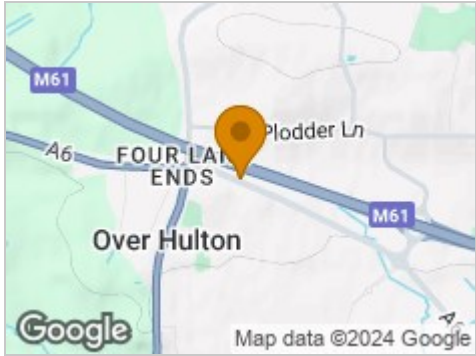
Road Map



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.