



Hill Cot Road, Bolton

- Semi Detached Home
- Rear Lounge
- Kitchen
- Three Piece Bathroom
- Popular Location
- Front Lounge
- Dining Area
- Three Bedrooms
- Front & Rear Gardens
- NO CHAIN

Offers Over £175,000

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Hill Cot Road, Bolton

DESCRIPTION

Hunters are delighted to present this semi detached home in a popular spot in Sharples. Available today with NO CHAIN DELAY.

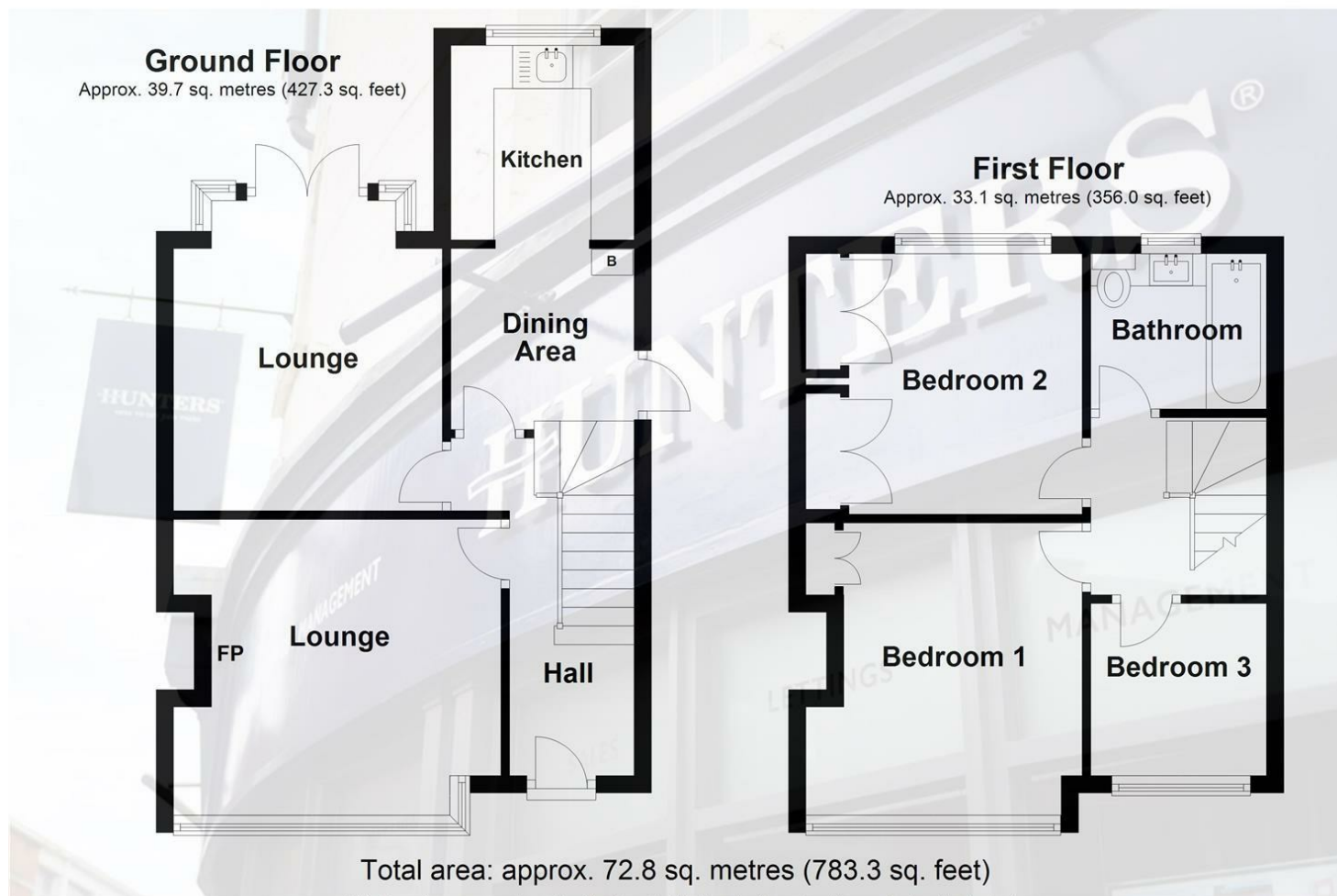
The property comprises: entrance hallway, front lounge, rear lounge, dining area and kitchen. To the first floor there are three bedrooms, two being doubles and a three piece bathroom suite. Although perfectly liveable the property is property at a stage where it would benefit from a revamp.

Externally the property has lawn gardens to both the front and rear along side a storage area down the side of the house.

Available today with no chain this property is sure to grab plenty of attention. Contact our sales team today.







This floorplan was produced by Hunters Estate Agents & must not be copied or duplicated.
Plan produced using PlanUp.

Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU
Tel: 01254 706471 Email: darwen@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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