



13 Hazelwood Road , Bolton, BL1 6ER

Offered for sale with vacant possession an attractive two bedroom semi detached house. The property is conveniently located being just off Church Road for all local amenities. The internal accommodation comprises of entrance hall, lounge, fitted dining / kitchen with hob and oven, two good sized bedrooms and shower room. Parking to the front and enclosed rear garden. An excellent purchase for the first time buyers.

£169,950

13 Hazelwood Road

, Bolton, BL1 6ER



- Lounge with Feature Adam Style Fireplace
- Fully Tiled Shower Room
- Excellent Purchaser for the First Time Buyer
- Dining / Kitchen with Hob and Oven
- Good Size Rear Garden
- No Chain
- Two Good Size Bedrooms
- Parking for One Vehicle to the Front

Entrance Hall
Single radiator, wall mounted gas convector heater, staircase to the first floor.

Lounge
15'11 x 12'9 (4.85m x 3.89m)
Attractive feature Adam style fireplace with gas fire, ceiling coving, double radiator.

Dining Kitchen
15'10 x 9'2 (4.83m x 2.79m)
Range of fitted wall and base units with contrasting worktops incorporating single drainer sink unit. Electric hob and oven, extractor fan, cupboard with wall mounted gas central heating boiler, rear door providing access to garden.

Landing

Bedroom One
12'11 x 11'11 (3.94m x 3.63m)
Built in walk in cupboard, ceiling coving, single radiator.

Bedroom Two
11'4 x 9'3 (3.45m x 2.82m)
Single radiator.

Shower Room
Three piece suite comprising of shower cubicle, low flush toilet, wash hand basin, single radiator, fully tiled, eye ball lighting.

External
Garden to the front with driveway for one car. Fenced rear garden, split level mainly flagged. Single detached garage with up and over door suitable for storage.

PROPERTY MISDESCRIPTION ACT 1991.
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Directions





Floor Plan

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