

Hulton Lane, Bolton, BL3 4LA



Offers in Excess of

** 340 Hulton Lane Bolton, BL3 4LA ** Harrisons are delighted to bring to market this well maintained family home, which has been owned by the same Vendors for over 30 years! ** 3 Spacious Bedrooms **
** 2 Reception Rooms Plus Study ** ** Landscaped Family Garden With Indian Stone ** ** Offered With
No Onward Chain ** Call Harrisons Today To Book Your Viewing!!

OFFERED WITH NO ONWARD CHAIN

LANDSCAPED GARDEN WITH INDIAN STONE

**WELL MAINTAINED, SAME OWNERS FOR OVER 30
YEARS**

EXTENDED TO THE REAR

2 RECEPTION ROOMS

3 BEDROOMS

Entrance Hallway -

Cherry wood laminate flooring, pendant ceiling light, storage cupboard providing plenty of storage, 2 single panel radiators, Alarm box. Access to lounge room.

Lounge -

Carpet flooring, pendant ceiling light, 6 double plug sockets, double glazed bay window unit to the front aspect with 2 top openers. Gas fire place with white wood surround and a marble plinth and back. Burglar alarm detector, smoke and CO2 detector, Tv aerial and internet connection. Double internal doors leading to garden room.

Garden Room -

Cherry wood laminate flooring, 2 sky lights with openers, recess ceiling spotlights, double glazed patio doors opening out on to rear garden. Single panel radiator, 2 double glazed window units.

Kitchen/Diner -

Fully fitted oak kitchen with black granite worktops. Integrated fridge freezer, electric oven and extractor, plumbing for a washing machine. Integrated dishwasher, 4 ring gas burner, chrome sink with draining board and chrome mixer tap. Large double glazed window unit with two top openers looking out on to rear garden, single panel radiator, pendant ceiling par with 4 spotlights and 6 recess ceiling spotlights. Encased boiler, smart meter and hive installed. Space for 6 seater dining table 2 built in spotlights over the hob. Lighting under the cabinets in the kitchen. Travertine tiling on the walls.

Landing -

Carpet flooring, double glazed window unit, pendant ceiling light. Loft hatch with pull down ladder, Co2 detector and smoke alarm.

Study -

Double glazed window unit with top opener, carpet flooring, single panel radiator, 3 double plug sockets, pendant ceiling light.

Bedroom 1 -

Carpet flooring, pendant ceiling light, built in wardrobes, double glazed bay window with 2 top openers, double panel radiator, 4 double plug sockets, alcove storage behind the wardrobes, TV point in built in wardrobes with a double plug socket inside it.

Bedroom 2 -

Carpet flooring, pendant ceiling light, 2 single panel radiators, 3 recess ceiling spotlights, 5 double plug sockets, 1 single plug socket, double light switch, large double glazed window unit with 2 openers, TV aerial in the corner of the room.

Bedroom 3 -

Carpet flooring, pendant ceiling light, large double glazed window unit with 2 top openers, single panel radiator, 3 double plug sockets.

Family Bathroom -

Carpet flooring, pendant ceiling light, large double glazed window unit with 2 top openers, single panel radiator, 3 double plug sockets.

Tenure - Leasehold

Council Tax Band - C