















Halls Close, Bolton, Greater Manchester, BL2

Asking Price: £360,000

Tenure: Freehold

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Council Tax Band: D
EPC Rating: B
Local Authority: Bolton Metropolitan Borough Council

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Come and see this immaculate four-bedroom detached house set within a modern development in Bolton.

The property offers a practical family layout with two reception rooms, both finished in a contemporary style and enjoying good natural light. At the heart of the ground floor is a modern, top-spec kitchen featuring sleek units, integrated appliances and a central island providing both preparation space and informal seating, with direct access to the rear garden.

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Entrance Hall
Provides access into the living room.

Living Room
15'9" x 12'4" (4.8m x 3.76m)
The living room features attractive Karndean herringbone flooring, recessed ceiling spotlights, a radiator and a UPVC double-glazed window to the front, providing plenty of natural light.

Kitchen Diner
21' x 17'2" (6.4m x 5.23m)
The spacious kitchen diner features tiled flooring and a central island, complemented by a range of fitted units providing ample storage. Integrated appliances include an induction hob and electric oven, along with a fitted sink. The room also benefits from ceiling spotlights, a UPVC double-glazed window to the rear and French doors opening out onto the garden, creating a bright and practical space for both cooking and entertaining.

Downstairs Toilet
The downstairs WC comprises a wash hand basin and low-level toilet, providing convenient facilities on the ground floor.

Master Bedroom
11'11" x 10'4" (3.63m x 3.15m)
The master bedroom is a well-presented room featuring carpeted flooring, ceiling spotlights and a radiator. A UPVC double-glazed window to the front provides natural light, while a door leads through to the en-suite facilities.

Master Ensuite
8'5" x 3'2" (2.57m x 0.97m)
The en-suite comprises a modern three-piece suite, including a shower, wash hand basin and low-level WC.

Bedroom 2
11'6" x 11'2" (3.5m x 3.4m)
Bedroom two is a well-proportioned room featuring carpeted flooring, ceiling spotlights and a radiator. A UPVC double-glazed window to the rear provides plenty of natural light.

Bedroom 3
9'9" x 8'8" (2.97m x 2.64m)
Bedroom three is a well-proportioned room featuring carpeted flooring, ceiling spotlights and a radiator. A UPVC double-glazed window to the rear provides plenty of natural light.

Bedroom 4
8'10" x 6'7" (2.7m x 2m)
Bedroom four has been converted into a dressing room, featuring fitted wardrobes providing ample storage space. The room also benefits from carpeted flooring, ceiling spotlights, a radiator and a UPVC double-glazed window to the front.

Bathroom
6'3" x 6'1" (1.9m x 1.85m)
The main bathroom comprises a three-piece suite, including a fitted bath with shower attachment, wash hand basin and low-level WC.

Garage
14'2" x 11'6" (4.32m x 3.5m)
The garage houses the gas combination boiler, which is approximately six years old and has been serviced annually.

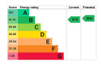
Loft
The loft is not boarded.

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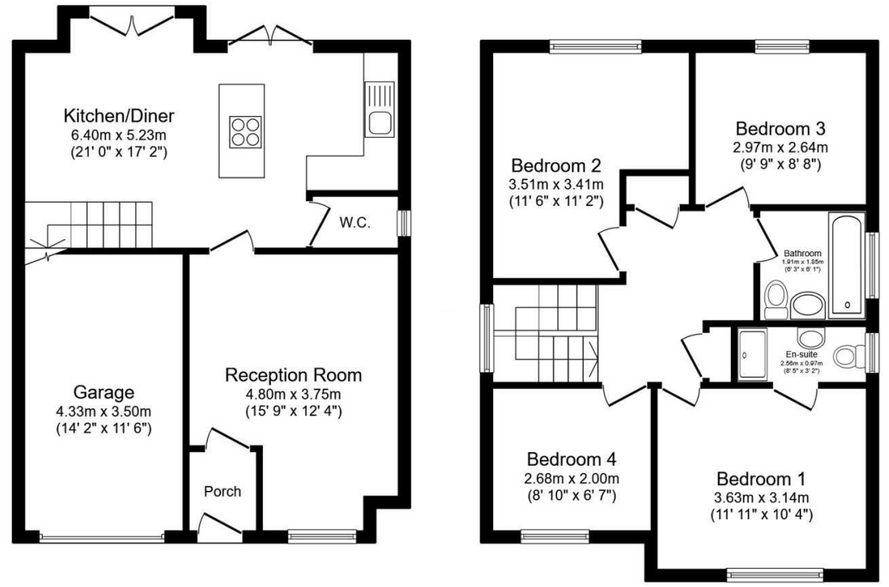
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 110.8 sq.m. (1,193 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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