



St. Pauls Place, Bolton, BL1

£130,000

None

Tenure: Freehold, **Bedrooms:** 2

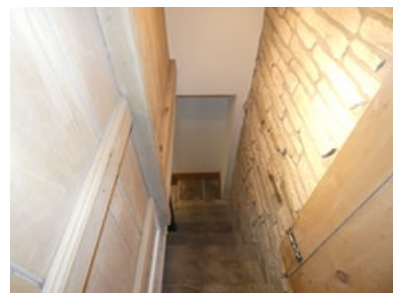
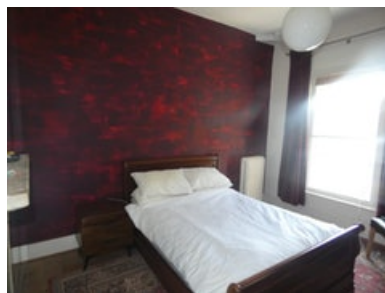
HouseSimple are delighted to offer for sale this unique period property dating back to 1847. Entrance hallway has flagged floor contemporary radiator panel door opening into the lounge with exposed stained floorboards, original sash window with double glazing. To the inside; radiator, stone fi

Key features:

- Grade 2 Listed Building
- Stone Terraced Property
- Two Bedrooms
- Cinema Room
- Secure Gated Access
- Fabulous Island Kitchen
- Viewing Highly Recommended

Extra info:

- **Property Age:** 172 years
- **Council Tax:** Band B (£1370.21 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



HouseSimple are delighted to offer for sale this unique period property dating back to 1847. Entrance hallway has flagged floor, contemporary radiator panel, door opening into the lounge with exposed stained floorboards, original sash window with double glazing. To the inside; radiator, stone fire and hearth / cast iron original built in drawers and cupboards to the side of the fire. To the rear of the property we find the dining kitchen with exposed stained floorboards. A few modern range of space units comprising of deep drawers and stainless steel over incorporating the sink and hob with designer extractor, part glass wall units, built in washing machine, double high level oven with warming draw. Island breakfast bar with units under and integrated fridge, Corrin work surface over radiator, sash window to rear with double glazed units. There is also a featured wood burner set in a stone fire surround with exposed stone work. Original wooden latch door leads to stair case with wooden stairs to first floor accommodation.

Bedroom One

Situated to the rear of the property with exposed wooden floor boards, a sash window with internal double glazed unit. Benefitting also from chrome heated towel rail, shower cubical and stone surround fire place with cast iron.

Bedroom Two

Situated to the front of the house with sash window, internal double glazed window with internal double glazed unit, stone fire surround and cast iron fire, exposed stained floor boards.

Bathroom

Opaque sash window with double glazed internal window, wash hand basin, W.C., claw feet bath with mixer tap, radiator and heated towel rail. Part tiled.

Basement/Cellar

Stone steps lead to the dry cellar, currently used as a cinema room. Exposed stone work to some walls, whilst attractive painted plaster to others. Flagged stone floor. Spotlights, radiator, secure opening window.

To the rear there is a communal court yard flagged and raised flower beds and secure gated access.

Viewing of this grade 2 listed building mixing traditionally and contemporary is Very High Recommended.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

1, St. Pauls Place, BOLTON, BL1 8BR

Dwelling type: end-terrace house	Reference number: 0410-2817-7669-9191-5155
Date of assessment: 13 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 June 2019	Total floor area: 96 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,342
Over 3 years you could save	£ 1,233

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 1,233 over 3 years </div>
Heating	£ 2,877 over 3 years	£ 1,725 over 3 years	
Hot Water	£ 264 over 3 years	£ 183 over 3 years	
Totals	£ 3,342	£ 2,109	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">59</td> <td style="text-align: center;">83</td> </tr> </table>	Current	Potential	59	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
59	83					

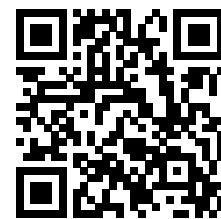
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,149
2 Solar water heating	£4,000 - £6,000	£ 84
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 816

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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