



Winslow Road, Bolton, BL3

£145,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

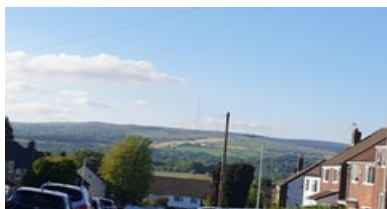
Housesimple are delighted to market this FABULOUS SEMI DETACHED TRUE BUNGALOW. Conveniently located with easy access to the motorway network and an array of amenities! Presented in a ready-to-move-into condition.

Key features:

- Semi-Detached Bungalow
- No Chain Delay
- Viewings Essential
- Two Bedrooms
- Garage & Driveway
- Ready-to-move-into
- Gardens Front & Back

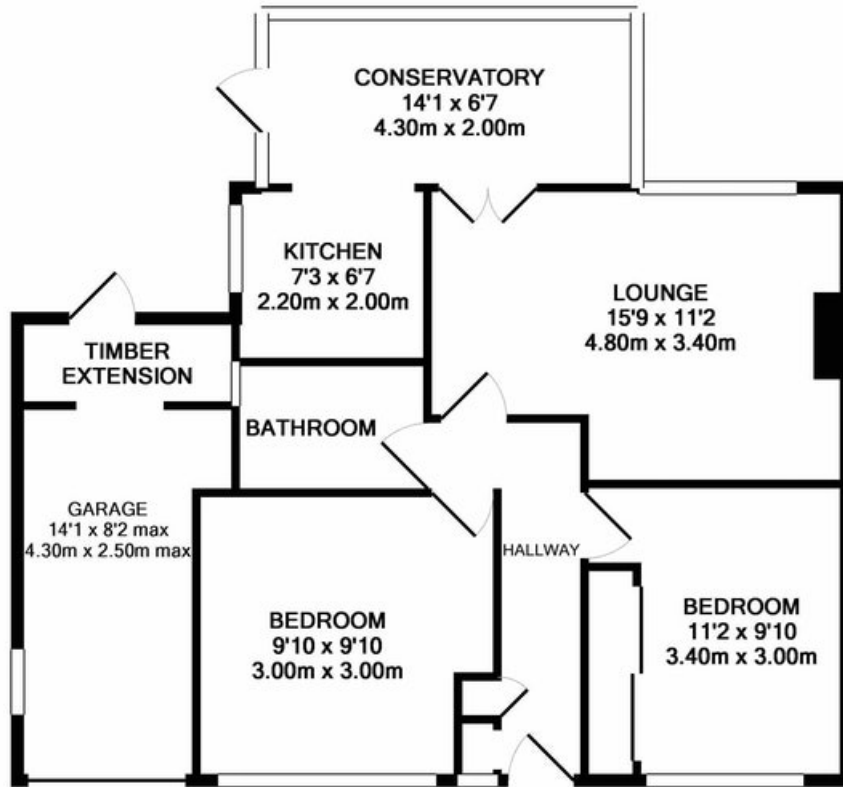
Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band B (£1208.06 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Housesimple are delighted to offer to the market this fabulous SEMI-DETACHED TRUE BUNGALOW situated within a POPULAR AREA! Close to Bolton & Westhoughton, CONVENIENTLY SITUATED for the motorway network and a range of amenities. The accommodation comprises of; a welcoming entrance hallway, master bedroom with fitted wardrobes, another double bedroom, shower room, spacious lounge with feature fireplace and double doors to the conservatory and fitted kitchen. Externally there is ample driveway parking to the front which leads to a garage with an up and over door, power and light. The rear garden is landscaped with flower beds and a flagged patio area! Offered to the market with NO CHAIN DELAY. Book Your Viewing Now!

Floor plan:



TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate
 HM Government

45, Winslow Road, BOLTON, BL3 4SR

Dwelling type: Semi-detached bungalow	Reference number: 8241-6822-5510-5860-9926
Date of assessment: 20 February 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 February 2019	Total floor area: 58 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:	£ 2,295
Over 3 years you could save	£ 663

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 135 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 663 over 3 years </div>
Heating	£ 1,836 over 3 years	£ 1,365 over 3 years	
Hot Water	£ 285 over 3 years	£ 132 over 3 years	
Totals	£ 2,295	£ 1,632	

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 style="font-size: xx-small; margin: 0;">Very energy efficient - lower running costs</p> <div style="display: flex; align-items: center;"> <div style="width: 100px; height: 100px; border: 1px solid #ccc; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; background: linear-gradient(to bottom, #0070c0 0%, #0070c0 100%);"></div> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; background: linear-gradient(to bottom, #0070c0 0%, #0070c0 100%);"></div> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; background: linear-gradient(to bottom, #0070c0 0%, #0070c0 100%);"></div> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; background: linear-gradient(to bottom, #0070c0 0%, #0070c0 100%);"></div> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; background: linear-gradient(to bottom, #0070c0 0%, #0070c0 100%);"></div> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; background: linear-gradient(to bottom, #0070c0 0%, #0070c0 100%);"></div> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; background: linear-gradient(to bottom, #0070c0 0%, #0070c0 100%);"></div> </div> </div> <div style="width: 100px; border-left: 1px solid #ccc; border-right: 1px solid #ccc; padding: 0 5px; text-align: center;"> <p style="font-size: xx-small; margin: 0;">Current</p> <p style="font-size: xx-small; margin: 0;">Potential</p> <p style="font-size: xx-small; margin: 0;">60</p> <p style="font-size: xx-small; margin: 0;">84</p> </div>

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

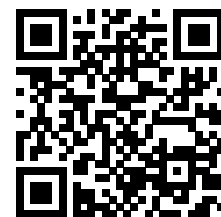
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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To book a viewing scan this code