



Granville Road, Bolton, BL3

£80,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

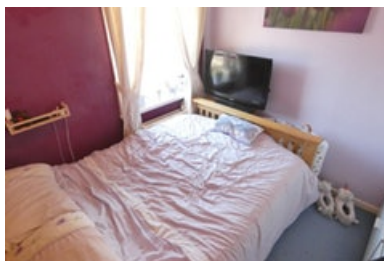
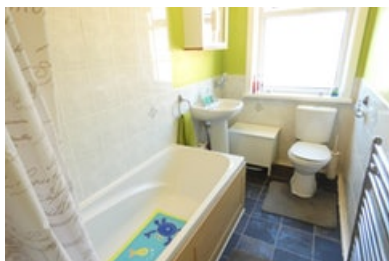
CALLING ALL FIRST TIME BUYERS! A well presented two bedroom mid terrace property, situated in the popular area of Morris Green - Bolton. Boasting a great position with easy access to local amenities, schools and public transport links! This property offers great internal accommodation, comprising of

Key features:

- Well Presented Mid Terrace Property
- Two Double Bedrooms
- Tasteful Decor Throughout
- Popular Location
- Close to local amenities

Extra info:

- **Property Age:** 79 years
- **Council Tax:** Band A (£1174.47 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



CALLING ALL FIRST TIME BUYERS! A well presented two bedroom mid terrace property, situated in the popular area of Morris Green - Bolton. Boasting a great position with easy access to local amenities, schools and public transport links! This property offers great internal accommodation, comprising of; entrance porch, lounge and dining kitchen. To the first floor there are two double bedrooms and a three piece bathroom suite. Externally to the rear there is an enclosed rear yard. This property must be viewed to be fully appreciated!

- **Lounge** 13'2" x 13'5" (4.01m x 4.1m).
- **Dining Kitchen** 13'1" x 12'6" (3.99m x 3.8m).
- **Bedroom One** 13'1" x 10'10" (3.99m x 3.3m).
- **Bedroom Two** 15'3" x 5'7" (4.65m x 1.7m).
- **Bathroom** 7' x 9'4" (2.13m x 2.84m).

Energy Performance Certificate:

Energy Performance Certificate

11, Granville Road, BOLTON, BL3 3JL

Dwelling type: Mid-terrace house	Reference number: 2248-9009-7215-6941-6970
Date of assessment: 24 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 25 May 2019	Total floor area: 63 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:	£ 1,656
Over 3 years you could save	£ 249

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 249 over 3 years</p> </div>
Heating	£ 1,197 over 3 years	£ 1,035 over 3 years	
Hot Water	£ 279 over 3 years	£ 192 over 3 years	
Totals	£ 1,656	£ 1,407	

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: x-x-small;">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, #0070c0);"></div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em; font-weight: bold; color: white;">72</div> </div> <div style="margin-left: 10px;"> <p style="font-size: x-small;">(92 plus) A</p> <p style="font-size: x-small;">(81-91) B</p> <p style="font-size: x-small;">(69-80) C</p> <p style="font-size: x-small;">(55-68) D</p> <p style="font-size: x-small;">(39-54) E</p> <p style="font-size: x-small;">(21-38) F</p> <p style="font-size: x-small;">(1-20) G</p> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p> </div> </div>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr style="background-color: #e0e0e0;"> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">72</td> <td style="text-align: center; font-size: 2em;">88</td> </tr> </tbody> </table> <p style="font-size: x-small;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">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	72	88
Current	Potential				
72	88				

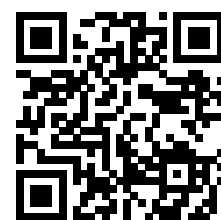
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 159
2 Solar water heating	£4,000 - £6,000	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 819

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.

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MISREPRESENTATION ACT, 1967.

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