



Hazel Pear Close, Bolton, BL6

£160,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 3

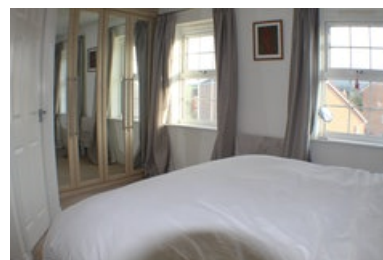
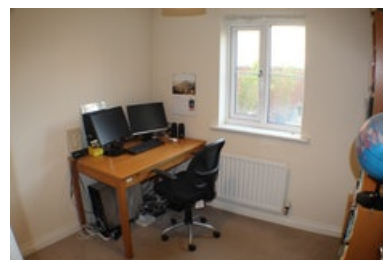
This well presented END OF TERRACE TOWN HOUSE is deceptively spacious. NO CHAIN! This property is close to excellent local schools, close to local amenities and within easy access to the motorway! **Quiet cul-de-sac location** VIEWING HIGHLY RECOMMENDED!

Key features:

- En suite
- 2 double bedrooms
- landscaped garden
- garage
- NO CHAIN

Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band C (£1588.54 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 987 years remaining
Ground Rent: £240.00 per-annum
Maintenance Company: not applicable



NO CHAIN!

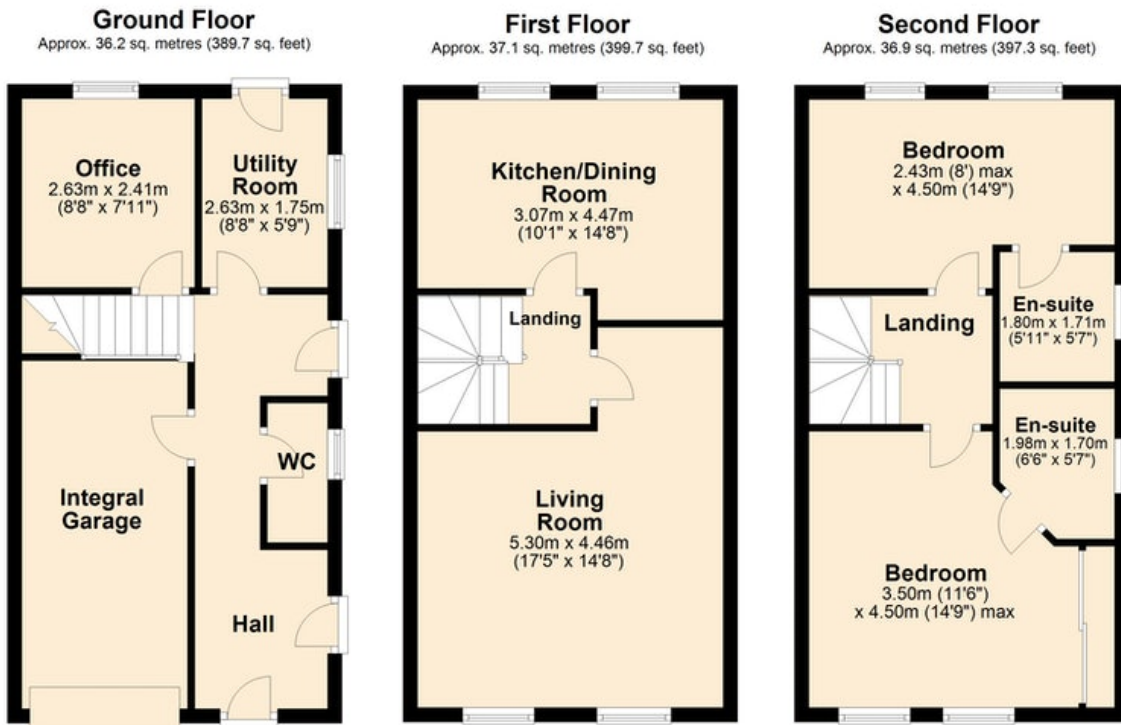
This well presented END OF TERRACE TOWN HOUSE is deceptively spacious. This property is perfect for a working PROFESSIONAL or a COUPLE who want plenty of space. The REAR GARDEN has been professionally LANDSCAPED and includes decking; it is a generous size for the property. The UTILITY is ample with space for a separate washing machine and dryer as well as plenty of worktop space. There is an OFFICE on the ground floor which could be used as a single bedroom if desired.

Both bedrooms have an EN-SUITE and are a good size. One of the bedrooms has fitted wardrobes which provide plenty of storage space. Both bedrooms are doubles. There is also a BATHROOM on the ground floor of the property with a shower and toilet.

The KITCHEN/DINER is well sized and offers a beautiful view of the REAR GARDEN from above. The property itself has modern decor throughout.

It is situated in a quiet CUL-DE-SAC, has a DRIVEWAY and a GARAGE. There are local amenities within walking distance and it is located within easy access of the motorway.

Floor plan:



Total area: approx. 110.3 sq. metres (1186.8 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

64 Hazel Pear Close, Horwich, BOLTON, BL6 5GS

Dwelling type: End-terrace house	Reference number: 9528-5074-6231-4971-1954
Date of assessment: 12 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 September 2019	Total floor area: 100 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:	£ 2,016
Over 3 years you could save	£ 180

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 228 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 180 over 3 years</p> </div>
Heating	£ 1,377 over 3 years	£ 1,404 over 3 years	
Hot Water	£ 342 over 3 years	£ 204 over 3 years	
Totals	£ 2,016	£ 1,836	

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-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="font-size: 2em;">76</td> <td style="font-size: 2em;">87</td> </tr> </table> <p style="font-size: x-small;">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.</p>	Current	Potential	76	87
(92 plus) A												
(81-91) B												
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(39-54) E												
(21-38) F												
(1-20) G												
Current	Potential											
76	87											

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 60
2 Solar water heating	£4,000 - £6,000	£ 123
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 858

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.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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