

Strawberry Hill Road, Bolton, BL2

£150,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

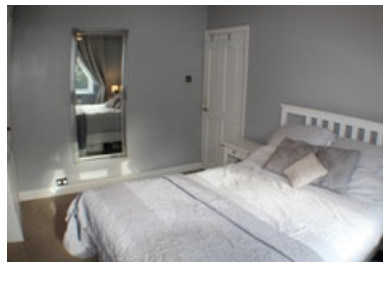
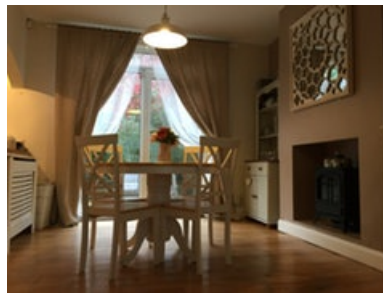
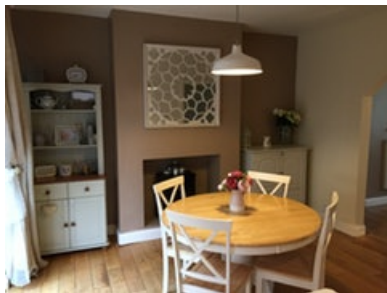
This beautiful home is well decorated and presented throughout. The home is finished to a high standard and ready to move in. The entrance hall is a great size and has plenty of storage under the stairs. The downstairs is well laid out and open plan. The living room has a charming gas fire and a bea

Key features:

- Rear Enclosed Garden
- Ready to Move in
- Open Plan
- Option for Garage
- Potential to extend

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1571.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking

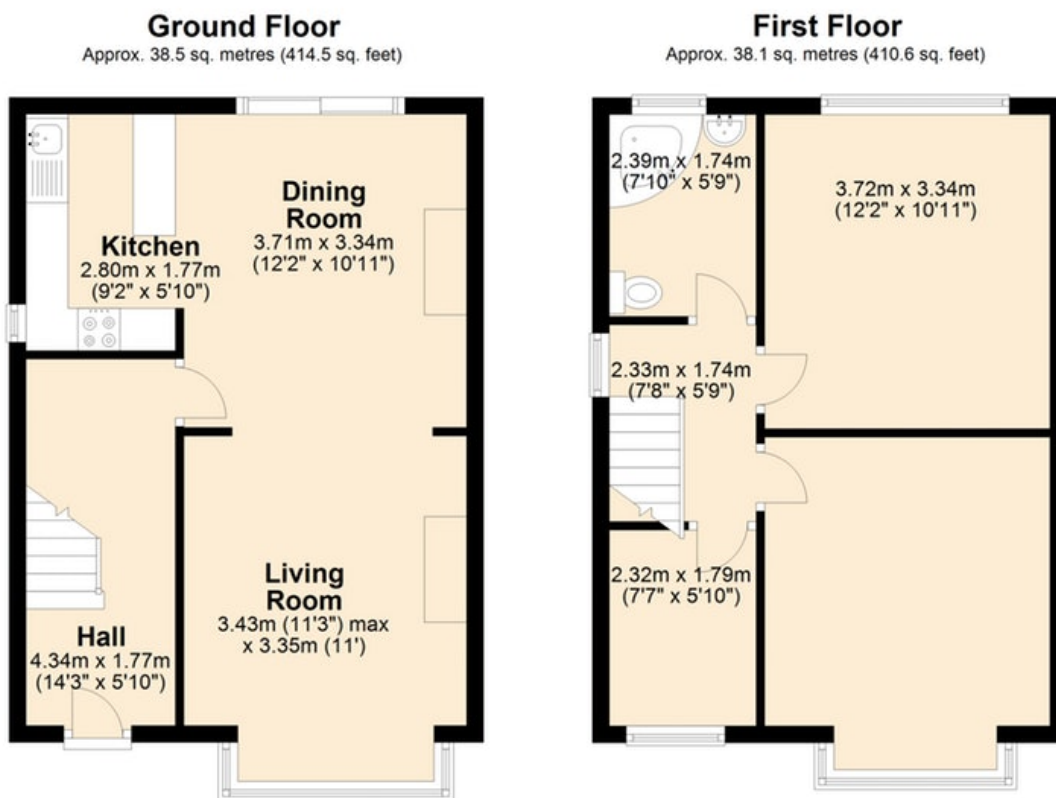


Viewing is a must on this beautiful home which is well decorated and presented throughout. The home is finished to a high standard and ready to move in. Great potential to extend both to the rear and the side of the property. Located in an excellent position on a quiet cul-de-sac close to transport links, within a short distance of Bolton train and bus station.

The entrance hall is a great size and has plenty of under stairs storage. The downstairs is well laid out and offers modern open plan living. The living room has a charming gas fire and a beautiful bay window. The dining room also has a fireplace and patio doors out to an amazing garden. The kitchen is functional and well laid out. The upstairs has two good sized double bedrooms as well as a third room ideal for an office/nursery. There is a good sized three piece modern family bathroom suite.

The beautiful and private enclosed rear garden is an excellent size with a terraced stone patio, giving a Mediterranean feel. There is access to a garage to the rear of the property providing off road parking. There is also the option of additional land to rent bordering the fence which if utilised could make a very generously sized garden. There is also potential to add a driveway to the sizeable front garden.

Floor plan:



Total area: approx. 76.7 sq. metres (825.1 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

5, Strawberry Hill Road, BOLTON, BL2 1LP

Dwelling type: Semi-detached house	Reference number: 8004-6826-8410-5979-2996
Date of assessment: 11 June 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 June 2014	Total floor area: 77 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:	£ 2,838
Over 3 years you could save	£ 969

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 141 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 969 over 3 years </div>
Heating	£ 2,271 over 3 years	£ 1,515 over 3 years	
Hot Water	£ 285 over 3 years	£ 213 over 3 years	
Totals	£ 2,838	£ 1,869	

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

	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	57	82	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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 567
2 Floor Insulation	£800 - £1,200	£ 150
3 Low energy lighting for all fixed outlets	£55	£ 117

See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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