

Hawker Avenue, Bolton, BL3 3AL  
Offers Over £160,000  
Council Tax Band: A



This well-proportioned two-bedroom mid-terrace property is situated in a popular residential area of great lever in BL3, offering an excellent opportunity for first-time buyers, downsizers or investors.

The property benefits from a paved driveway providing off-road parking and leads into a bright living room with front-facing window. To the rear, a spacious kitchen/dining area offers a good range of fitted units, integrated oven and hob, and access to the rear garden. The layout provides practical everyday living space with scope to modernise or personalise if desired.

To the first floor are two generously sized double bedrooms, with the main bedroom offering particularly impressive proportions. The accommodation is completed by a modern three-piece bathroom suite, including shower enclosure.

Externally, the property enjoys a low-maintenance rear garden, ideal for outdoor seating or family use.

Additional features include gas central heating and double glazing throughout.

Offering approximately 717 sq ft of accommodation, this is a solid home in a convenient location close to local amenities, schools and transport links.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	