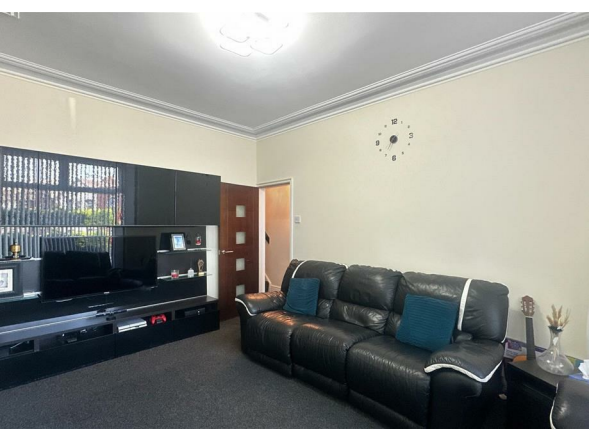


St. Helens Road, Bolton, BL3 3SG  
Offers Over £230,000  
Council Tax Band: B



\*\*\*Planning granted for ERECTION OF A SINGLE STOREY EXTENSION TO FRONT AND PART SINGLE / PART TWO STOREY EXTENSION TO REAR TOGETHER WITH A REAR DORMER EXTENSION AND ALTERATIONS TO ROOF FROM HIP TO GABLE\*\*\*

The property boasts a Porch through an Archway with Tiled flooring. Upon entering the property, you will be greeted by a welcoming hallway that leads to the ground floor's well-designed living spaces. The ground floor welcomes you with two generously sized reception rooms, perfect for both entertaining and everyday family life. The fitted kitchen is designed with functionality in mind, boasting plenty of storage space for all your culinary essentials. Free standing appliances are fitted into deeper constructed units.

The first floor comprises of three good-sized bedrooms and a modern family bathroom featuring stylish fixtures and a contemporary design.

**\*\*Bedroom One\*\***

Retreat to the comfort of the master bedroom with ample space, fully carpeted with wardrobes and a radiator for added warmth and comfort.

**\*\*Bedroom Two\*\***

This double second bedroom is spacious, fully carpeted with wardrobes and a radiator.

**\*\*Bedroom Three\*\***

Can be used as a single bedroom or as a home office, the third bedroom features carpeting, wardrobes and a radiator.

**\*\*Loft\*\***



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 bolton@localagent.co.uk  
 www.openhousebolton.co.uk



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)



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>	<b>60</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	