



Dijon Street, Daubhill, Bolton, BL3 4AU

Offers in the Region Of £175,000

HUGE EXTENSION TO REAR! 2 RECEPTION ROOMS, 3 DOUBLE SIZED BEDROOMS, 2 FAMILY BATHROOMS! An extremely well presented, extended 3 bedroom mid terraced home, located on Dijon Street in the Daubhill area of Bolton in Greater Manchester. Briefly comprises of the following, an entrance vestibule and hallway, a spacious lounge with a feature living flame gas fire and surround, a second reception room, currently utilised as a dining area, a modern fully fitted galley style kitchen with an integrated gas hob, oven, chrome extractor hood, fridge freezer, washing machine, dryer and a dishwasher, a downstairs Family bathroom with a 3 piece suite in white, including a basin, toilet and a shower cabinet, and a small yard to the rear. To the upper floor you will find 2 double sized bedrooms, (fully fitted wardrobes to the master bedroom) and a family bathroom with a 3 piece suite in white, including a basin, toilet and a corner bath tub, and a 3rd double sized bedroom within a converted loft with a fixed stairwell (fitted wardrobes included). Double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. EPC is band D, leasehold property with 898 years on



ACCOMMODATION

Entrance vestibule 3' 3" x 3' 1" (1.0m x 0.94m)

The entrance vestibule to the front of the property.

Entrance Hallway 10' 10" x 3' 1" (3.30m x 0.94m)

The entrance hallway to the front of the property. Decorated in neutral colours with a grey coloured carpet. Warmed by a gas central heated radiator.

Lounge 13' 2" x 9' 5" (4.02m x 2.88m)

A spacious lounge to the front of the property, with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 11' 8" x 10' 0" (3.56m x 3.04m)

A second reception to the rear, currently utilised as a dining area. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 11' 6" x 7' 5" (3.5m x 2.25m)

A modern galley style kitchen with an integrated gas hob, oven, chrome extractor hood, fridge freezer, washing machine, dryer and a dishwasher. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Family bathroom (Ground Floor) 3' 7" x 7' 5" (1.08m x 2.25m)

A useful downstairs Family bathroom with a 3 piece suite in white, including a basin, toilet and a shower cabinet. Comes with fully tiled walls and flooring. A double glazed window is fitted to the side aspect.

Master bedroom 9' 3" x 11' 1" (2.81m x 3.39m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes in cream. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 20' 0" x 7' 4" (6.10m x 2.24m)

A second double sized bedroom to the middle upper floor. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.

Family bathroom (Upper floor) 6' 6" x 7' 5" (1.97m x 2.27m)

A family bathroom to the upper floor, with a 3 piece suite in white, including a basin, toilet and a corner bath tub. Fully tiled walls with a grey wood laminate floor. Warmed by a gas central heated radiator.

Bedroom 3 (Within a converted loft with a fixed stairwell) 18' 2" x 9' 10" (5.53m x 3.0m)

A third double sized bedroom within a converted loft with a fixed stairwell. Comes with fully fitted wardrobes. Decorated in neutral colours with a grey coloured carpet. Fitted with a double glazed window to the front and rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

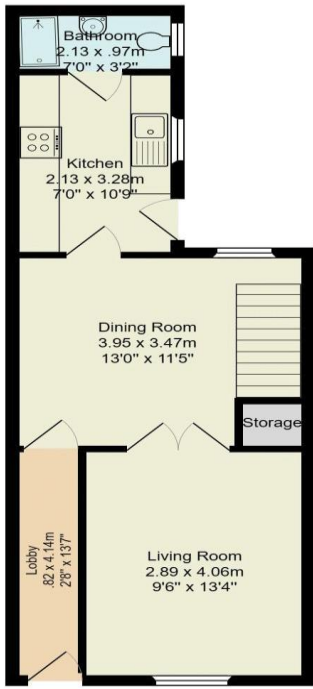
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

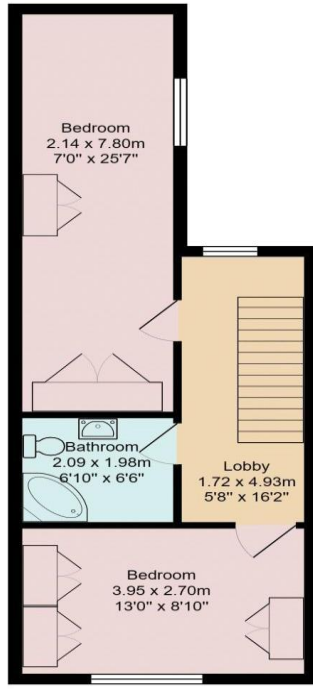
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

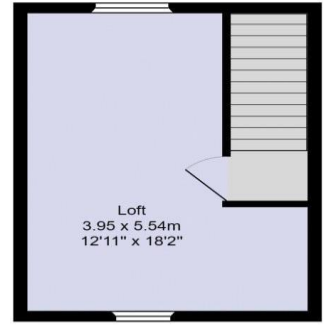
18, Dijon Street, BL3 4AU



Ground Floor



First Floor



Total Floor Area: 102.1 m² ... 1099 ft²
 All measurements are approximate and for display purposes only.
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

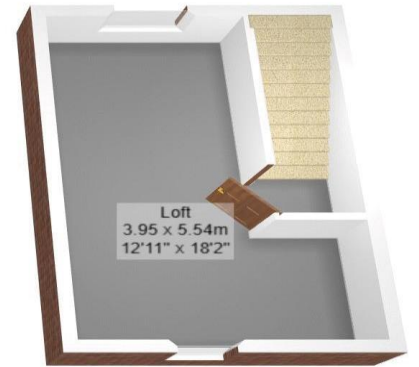
18, Dijon Street, BL3 4AU



Ground Floor



First Floor



Total Floor Area: 102.1 m² ... 1099 ft²
 All measurements are approximate and for display purposes only.
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com