



JONES POTTS TAYLOR



## 11 Hurst Street

, Bolton, BL3 3JF

£170,000

JonesPottsTaylor are pleased to present FOR SALE this three bedroom, garden fronted, mid-terrace property. Situated in a popular residential location in Bolton, close to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance into living room and kitchen / dining room. To the first floor is a double bedroom, a single bedroom and a four piece family bathroom, whilst the master double bedroom sits solely on the second floor. Outside to the front and rear are enclosed low maintenance gardens.

Viewings are highly recommended to appreciate the living and bedroom space

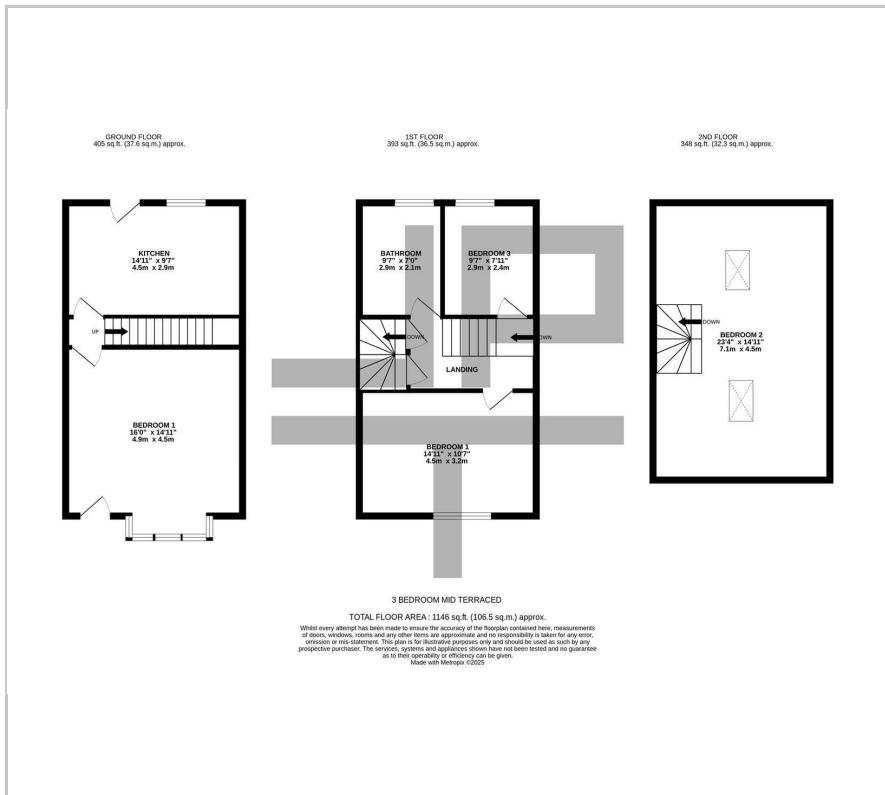
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Sought After Location
- Close To Transport & Network Links
- Three Well Proportioned Bedrooms
- Potential Investment Opportunity
- Gas Central Heating & Double Glazed UPVC Windows



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 82                      |
| (81-80)  | B       |                         |
| (69-80)  | C       | 71                      |
| (55-68)  | D       |                         |
| (39-54)  | E       |                         |
| (21-38)  | F       |                         |
| (1-20)   | G       |                         |
| Not energy efficient - higher running costs              |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |



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