



- Six Bedrooms
- Double Glazed Porch
- Three Reception
- Large High Spec Kitchen

99 Eskrick Street, Halliwell, Bolton, Greater Manchester, BL1 3EN

**Guide Price £280,000**

We are delighted to offer this excellent home located in the popular area of Halliwell, close to all local amenities and newly built places of worship.

The home offers plenty of space, it was originally two separate homes and recently converted into one large family home and now comprises of :- a double glazed entrance porch, hallway, three reception rooms with the largest fitted with a pull down projector screen, a utility room, ground



## Property Description

### Hallway

15'2 (4.57 M) x 3'3 (0.91 M) uPVC door accessing the hallway which further leads to three reception rooms, briefly comprising of tiled flooring, a security alarm, under stair storage and partially tiled walls.

### Lounge

25'4 (7.62 M) x 11'4 (3.35 M) Spacious lounge area with a front facing double glazed bay window, suspended ceiling fitted with spotlights and an integrated pull down cinema screen and two double radiators.

### Reception

15'1 (4.57 M) x 11'6 (3.35 M) Front facing double glazed bay window fitted with carpet and a double radiator. Custom built star ceiling with fitted spotlights. Patio doors accessing the dining room.

### RECEPTION 2

13' 6" x 11' 7" (4.11m x 3.53m) Spacious dining area fitted with carpet, double glazed patio doors to the modern kitchen. Benefits a double radiator.

### Kitchen

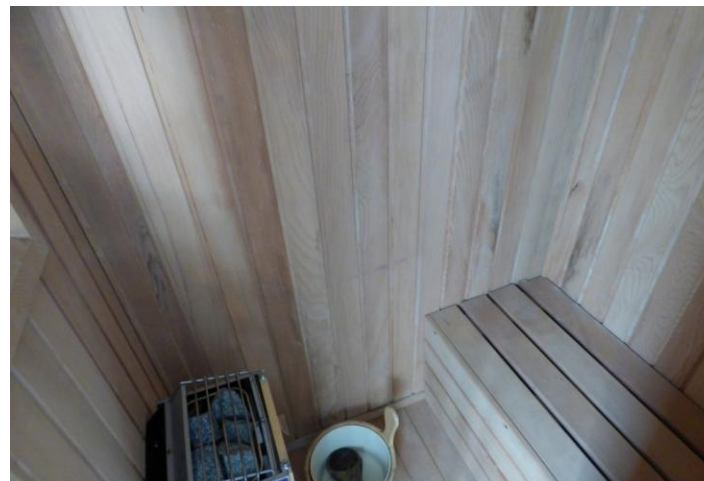
20' 2" x 17' 0" (6.15m x 5.18m) Modern high spec kitchen with a range of high gloss red wall and base units with granite worktops. Benefiting from a separate island breakfast bar with integrated storage. The kitchen is fitted with a variety of appliances including an integrated coffee machine, oven, grill, dish washer, microwave and a double American Bosch fridge-freezer. Two large sinks with mixer tap, 7 ring dual range gas hob with two grills and an oven, overhead extractor hood and stainless steel splash back.

To the floor are quartz tiles benefiting from under floor heating.

Blue LED spotlights are fitted under the wall and base units and consists of electric skylight windows to the ceiling and a conservatory roof over the dining area.

Rear facing double glazed patio doors leading to the





rear yard and an intercom entry with a camera.

#### UTILITY ROOM

5' 3" x 10' 0" (1.6m x 3.05m)

#### SHOWER ROOM

6' 8" x 4' 9" (2.03m x 1.45m) Three piece suite including a walk in shower with mixer tap and over head, w.c and a hand wash basin. Fitted with a chrome radiator, fully tiled to the floors and wall and a rear facing double glazed frosted window.

#### LANDING

13' 4" x 9' 0" (4.06m x 2.74m) Double radiator and doors leading to four bedrooms and a family bathroom, with stairs accessing the second floor.



#### BEDROOM 1

15' 2" x 13' 6" (4.62m x 4.11m) Rear facing double glazed window, a double radiator, door accessing the en-suite and lit by recessed spotlights.

#### En Suite

#### Bedroom 2

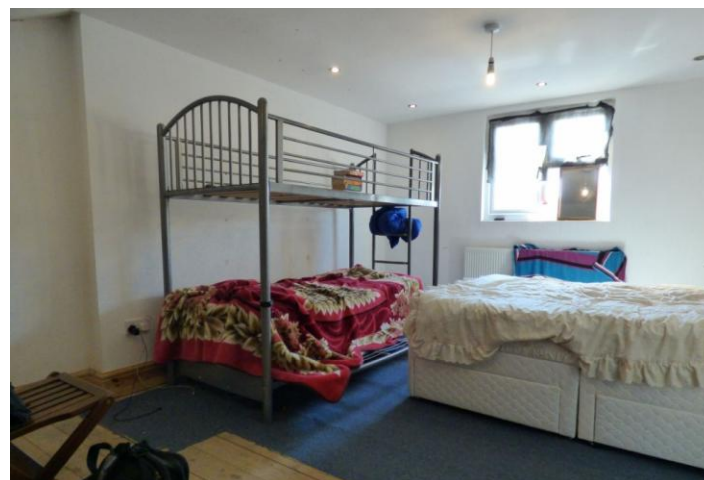
15' 3" x 11' 3" (4.65m x 3.43m) Front facing double glazed window, a double radiator and recessed spotlights.

#### Bedroom 3

11' 2" x 15' 2" (3.4m x 4.62m) Front facing double glazed window, fitted with a double radiator and recessed spotlights.

#### Bedroom 4

13' 9" x 8' 9" (4.19m x 2.67m) Rear facing double glazed window, a double radiator and recessed spotlights.



#### FAMILY BATHROOM

17' 4" x 5' 5" (5.28m x 1.65m) Four piece modern bathroom fitted with a shower cubicle with body jets, a corner Jacuzzi bath, hand wash basin and a w.c. Benefiting from an electric skylight window,

a chrome radiator, fully tiled to the walls and floor and a double glazed frosted window.

#### BATHROOM

3' 9" x 8' 8" (1.14m x 2.64m) Three piece suite including a low pedestal hand wash basin, w.c and a shower cubicle with mixer tap and overhead. Complete with tiled walls and flooring, a double glazed frosted window to the rear and a chrome radiator.

#### BEDROOM 5

11' 2" x 18' 0" (3.4m x 5.49m) Rear facing double glazed window, recessed spotlights and integrated storage.

#### BEDROOM 6

9' 9" x 18' 1" (2.97m x 5.51m) Rear facing double glazed window, a double radiator, recessed spotlights and integrated storage.

Garden

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