



## 22 Kingscourt Avenue , Bolton, BL1 6EH

A well presented bay windowed two bedroom semi detached house with driveway to the front for two vehicles. Located in this popular residential area the accommodation comprises of lounge, dining kitchen, landing, two good size bedrooms and bathroom. Garden to the rear. An excellent purchase for the first time buyer or small family.

£165,000

# 22 Kingscourt Avenue

, Bolton, BL1 6EH



- Lounge with Feature Fireplace
- Bathroom Suite in White with Shower
- Ideal Purchase for the First Time Buyer or Small Family
- Spacious Dining Kitchen with Hob and Oven
- Double Glazed Windows / Gas Central Heating
- Freehold
- Two Good Size Bedrooms
- Driveway to the Front for Two Vehicles

Vestibule

Lounge

15'2 (into bay) x 14'3 (4.62m (into bay) x 4.34m)

Attractive feature Adam style fireplace with gas fire, radiator, ceiling coving, recessed eye ball lighting.

Dining Kitchen

14'4 x 12'2 (4.37m x 3.71m)

Range of modern fitted wall and base units with contrasting worktops incorporating single drainer sink unit. Gas hob, oven, extractor fan, plumbing for washing machine. Tiled between units, tiled flooring, radiator, staircase to first floor. Ceiling covings, double glazed rear door to garden.

Landing

Radiator, ceiling covings.

Bedroom One

10'8 x 10'5 (3.25m x 3.18m)

Radiator, walk in storage cupboard, recessed eye ball lighting.

Bedroom Two

15'4 x 8'7 into 4'11 (4.67m x 2.62m into 1.50m)

Radiator, built in cupboard with Worcester boiler, recessed eye ball lighting.

Bathroom

Three piece suite in white comprising of bath with electric shower, shower screen, low flush toilet, vanity unit, towel rail, fully tiled walls, built in cupboard, recessed eye ball lighting.

External

Driveway to the front providing parking for two vehicles. Excellent well stocked rear garden, split level with patio and decking area.

Heating

Worcester Boiler fitted and serviced by British Gas. Fitted in 2022. Hive system fitted for remote control.

PROPERTY MISDESCRIPTION ACT 1991.

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Directions







Floor Plan

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