



17 Frankford Avenue , Bolton, BL1 6HQ

A superb extended four bedroom bay windowed semi detached house with the advantage of a corner plot enjoying a well stocked and tended rear garden. Conveniently located for all local amenities the spacious living accommodation includes downstairs wc, lounge, dining area, breakfast kitchen, conservatory, four bedrooms and modern shower room. Blocked paved driveway to the front providing parking and large rear garden with bedding areas, lawned area and patio area. An excellent home for the growing family which can only be appreciated with an internal viewing.

£339,950

17 Frankford Avenue

, Bolton, BL1 6HQ



- Four Bedrooms / Master Bedroom with Fitted Wardrobes
- Modern Breakfast Kitchen with French Doors to Garden
- Excellent Family Accommodation
- Downstairs WC / Utility Area
- Pleasantly Situated in Cul de sac Position
- Open Plan Dining Area
- Superb Corner Plot Rear Garden, Not Directly Overlooked

Entrance Hall

Feature timber half panelled walls, ceiling coving, staircase to first floor with understairs storage cupboard, radiator.

Downstairs WC / Utility Area

Two piece suite in white, low flush toilet and vanity unit. Wall mounted gas central heating boiler, plumbing for washing machine.

Lounge

Attractive feature recessed fireplace with gas fire, feature timber panelling to recess, bay window, single radiator, ceiling coving.

Open Plan Dining Area

Feature timber panelling to one wall.

Kitchen

Range of fitted wall and base units in black with contrasting worktops incorporating bowl and a half sink unit. Electric hob with overhead extractor fan, electric double oven, breakfast bar, radiator, tiled between units, recessed eye ball lighting. French door to rear garden. Access to downstairs WC and conservatory.

Conservatory

Double glazed with French patio doors to garden. Recessed eye ball lighting, radiator.

Landing

Feature timber half panelled walls, ceiling coving, access to loft.

Bedroom One

Bay window, range of fitted wardrobes to one wall with bedside units. Radiator.

Bedroom Two

Ceiling coving, radiator.

Bedroom Three

Ceiling coving, radiator.

Bedroom Four

Built in cupboard, radiator.

Shower Room

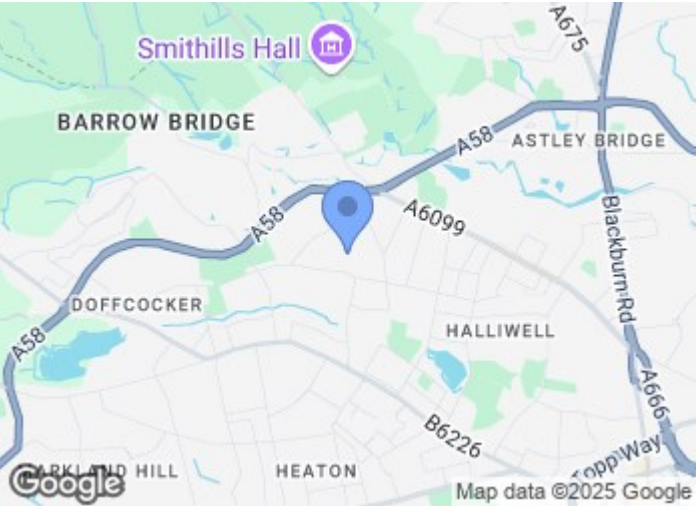
Three piece suite in white comprising of shower cubicle with Mira shower, low flush toilet, wash hand basin, fully tiled, extractor fan, recessed eye ball lighting, towel rail.

External

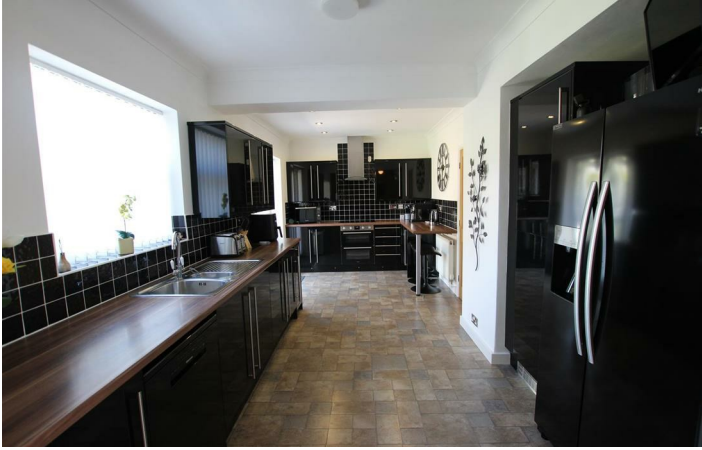
Blocked paved driveway to the front providing parking. Superb corner plot to the rear being well stocked with bedding areas, lawned area and patio area. Garden pond and shed with bar area. The rear garden is not directly overlooked.

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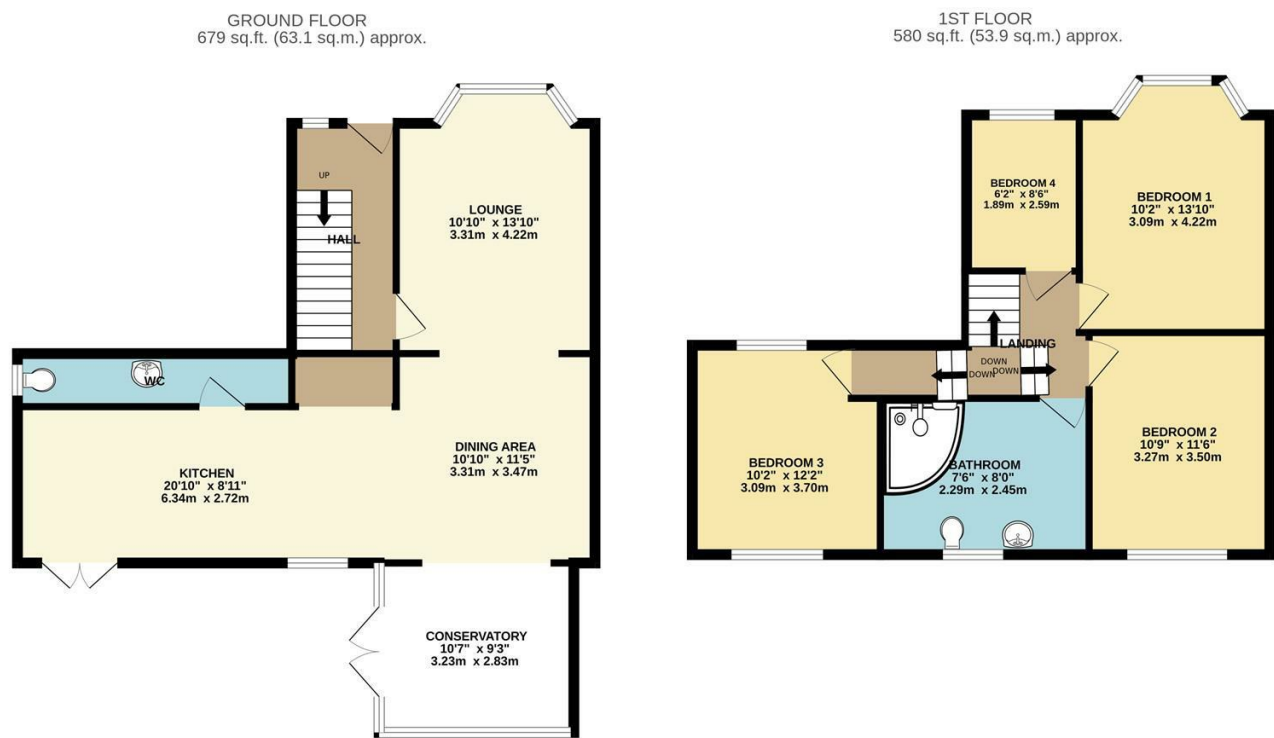
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Directions



Floor Plan



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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