



11 Southgrove Avenue , Bolton, BL1 7HG

Offered with vacant possession an attractive two bedroom semi detached house set in good sized gardens. Located in this popular residential area the property is ideally situated for all local amenities. Internally the property requires upgrading and has the potential to extend if required. The accommodation comprises of entrance hall, lounge, dining room, kitchen, landing, two bedrooms, bathroom and shower room. Early viewing strongly recommended.

£195,000

11 Southgrove Avenue

, Bolton, BL1 7HG



- Spacious Lounge
- Bathroom / Separate Shower Room
- Gas Central Heating / Double Glazed Windows
- Separate Dining Room
- Driveway / Good Size Gardens
- Vacant Possession
- Two Good Size Bedrooms
- Requires Updating / Potential to Extend

Entrance Hall

Staircase to the first floor, radiator, understairs storage cupboard.

Lounge

Bow window, radiator, feature stone fireplace, ceiling coving.

Dining Room

Radiator, picture rail.

Kitchen

Range of fitted wall and base units with contrasting worktops incorporating single drainer sink unit, tiled between units, radiator, access to garden.

Landing

Bedroom One

Bow window, radiator, picture rail.

Bedroom Two

Radiator, fitted cupboard.

Bathroom

Two piece suite comprising of built in vanity unit with wash hand basin and low flush toilet. Two walls tiled, built in cupboard with wall mounted gas central heating boiler.

Separate Shower Room

Shower tray with electric shower.

External

Garden to the front with driveway providing parking. Fenced good size rear garden.

PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for

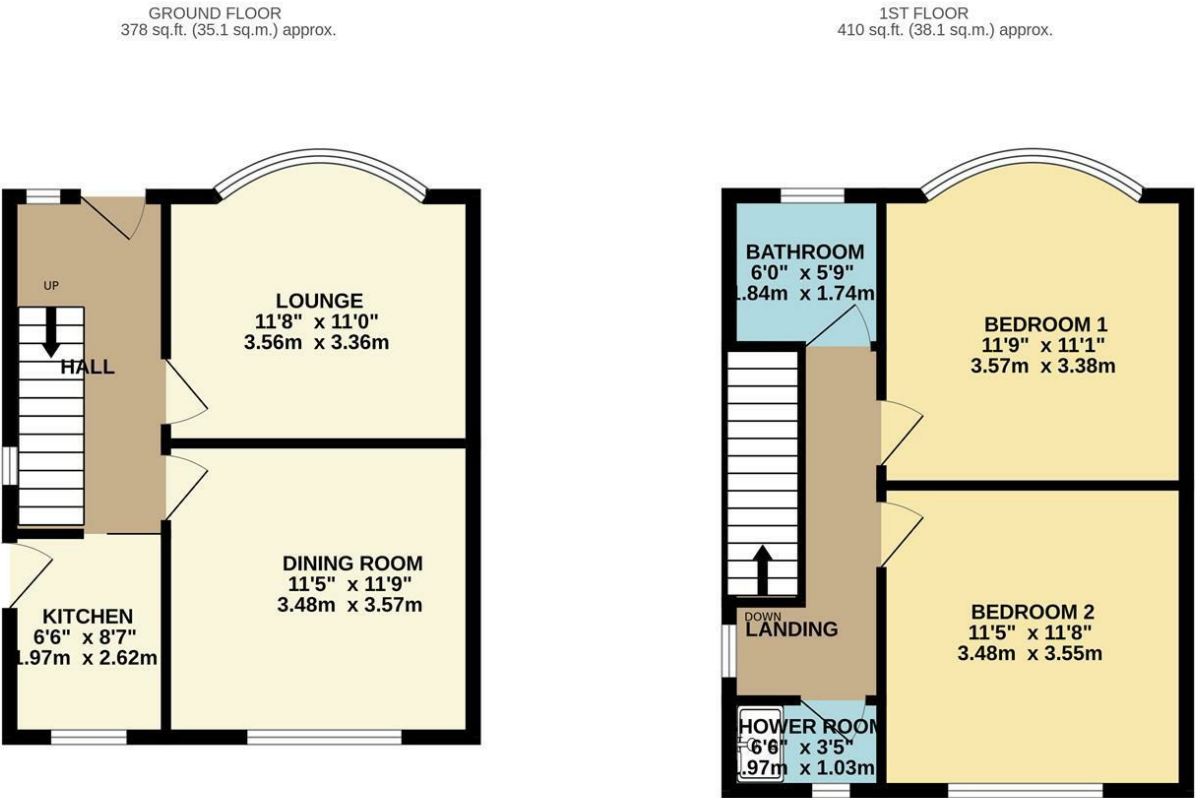
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Directions



Floor Plan



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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