



39 Verdure Avenue , Bolton, BL1 5ER

We are pleased to offer for sale this attractive two/three bedroom individual detached true bungalow set in good sized gardens with single detached garage. Pleasantly located in this sought after residential area the property is ideally situated for all local amenities. Offered with vacant possession the spacious well designed accommodation comprises of porch, entrance hall, lounge, dining room/bedroom two, kitchen, master bedroom with fitted wardrobes, bedroom three/study and modern bathroom suite. An excellent purchase for the professional or retired couple.

£315,000

39 Verdure Avenue

, Bolton, BL1 5ER



- Spacious Lounge
- Fully Tiled Modern Bathroom Suite in White
- Excellent Purchase for Small Family or Professional / Retired Couple
- Separate Dining Room/Bedroom Two with Patio Door
- Good Sized Gardens
- Popular Sought After Residential Area
- Two/Three Bedrooms - Master Bedroom with Fitted Wardrobes
- Driveway to Single Detached Garage

Entrance Hall

Built in cupboard, ceiling coving, single radiator, oak flooring.

Lounge

Feature bay window, attractive recessed log effect gas fire, plate rail to one wall, double radiator.

Kitchen

Range of fitted wall and base units in oak with contrasting worktops incorporating single drainer sink unit. Electric hob, oven, tiled between units, tiled flooring, plumbing for washing machine, wall mounted gas central heating boiler, access to rear porch.

Dining Room / Bedroom Two

Bay window with patio doors to rear garden, ceiling coving, two radiators.

Bedroom One

Range of fitted wardrobes to one wall, fitted

drawer unit, fitted bedside units with overhead cupboards, feature bay window.

Bedroom Three / Study

Built in cupboard, single radiator, access to loft.

Bathroom

Fully tiled three piece suite in white comprising of bath with electric shower, shower screen, low flush toilet, vanity unit with basin, built in cupboard, heated towel rail.

Rear Porch

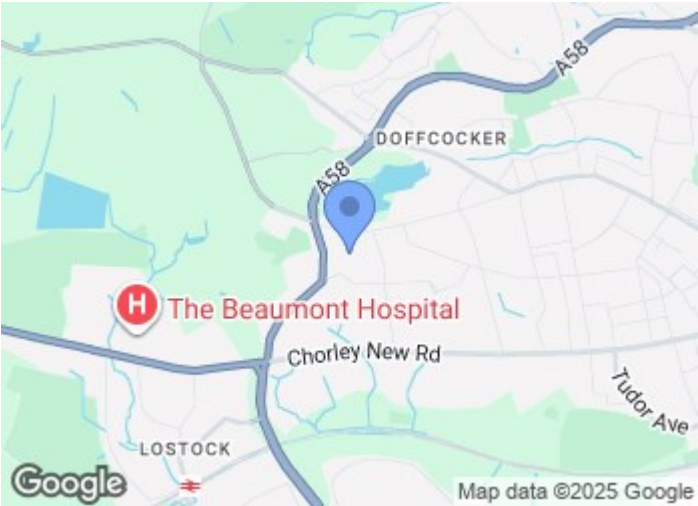
Tiled flooring, radiator.

External

Driveway to the front leading to single detached garage. Garden to the front and good sized rear garden.

Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.

PROPERTY MISDESCRIPTION ACT 1991.



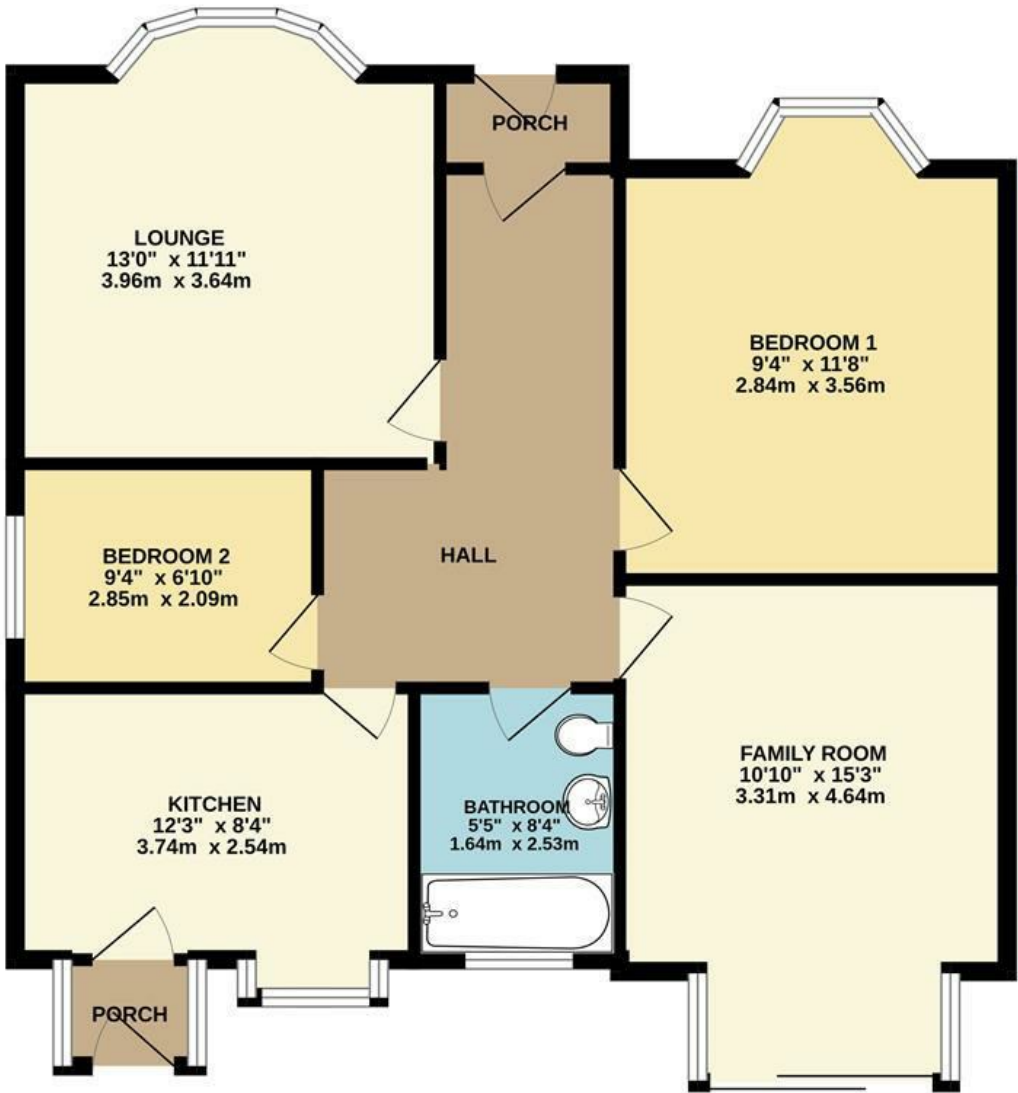
Directions





Floor Plan

GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC