



14 Kingwood Avenue , Bolton, BL1 5JA

We are pleased to offer for sale this bay windowed extended three/four bedroom semi detached house set in good size gardens. The property is located in this sought after residential area located between Lingmoor Road and Greenmount Lane. The spacious living accommodation benefits from a extended breakfast kitchen to the rear and converted garage currently used as a bedroom with ensuite.

The initial accommodation includes entrance hall, downstairs w.c. open plan lounge, dining room, 'L' shaped breakfast kitchen, three bedrooms and bathroom.

An ideal purchase for the growing family.

Offers Over £329,950

14 Kingwood Avenue

, Bolton, BL1 5JA



- Downstairs W/C
- Extended 'L' Shaped Breakfast Kitchen with French Doors
- Driveway to the Front Providing Ample Parking
- Ideal Purchase for the Growing Family
- Spacious Open Plan Lounge with Fireplace
- Three / Four Bedrooms
- Good Size Rear Garden
- Separate Dining Room
- Garage Currently Converted to Bedroom with Ensuite
- Gas Central Heating / Double Glazed

Entrance Hall

Downstairs W/C

Two piece suite comprising of vanity unit and low flush toilet.

Dining Room

Attractive feature fireplace with gas fire, radiator, bay window, ceiling coving.

Open Plan Lounge

Attractive feature fireplace with gas fire, radiator.

Extended 'L' Shaped Breakfast Kitchen

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Electric hob, oven, tiled between units, plumbing for washing machine, plumbing for dish washer, radiator, recessed eye ball lighting, roof light, French doors leading to the rear garden, wall mounted gas central heating boiler.

Landing

Bedroom One

Bay window, built in wardrobe, recessed eye ball lighting.

Bedroom Two

Fitted wardrobes to one wall, eye ball lighting, radiator.

Bedroom Three

Radiator.

Bathroom

Three piece suite in white comprising of bath with shower, low flush toilet, wash hand basin. Fully tiled, towel rail.

Detached Garage

Currently converted to bedroom with ensuite. Recessed eye ball lighting.

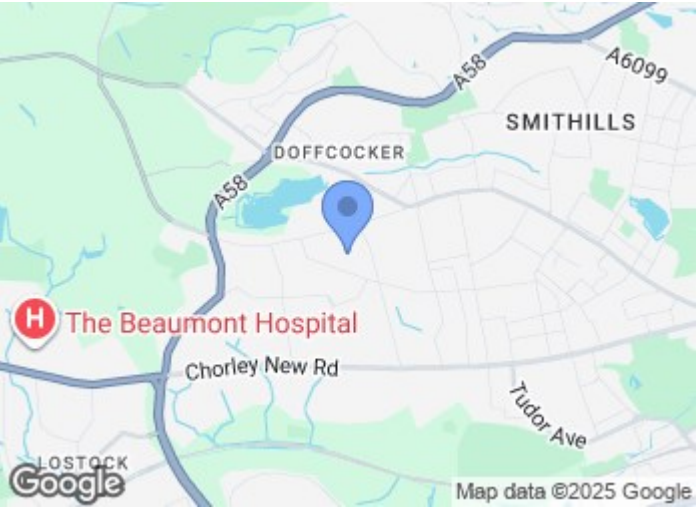
Ensuite - Three piece suite comprising of shower cubicle with shower, low flush toilet, vanity unit.

External

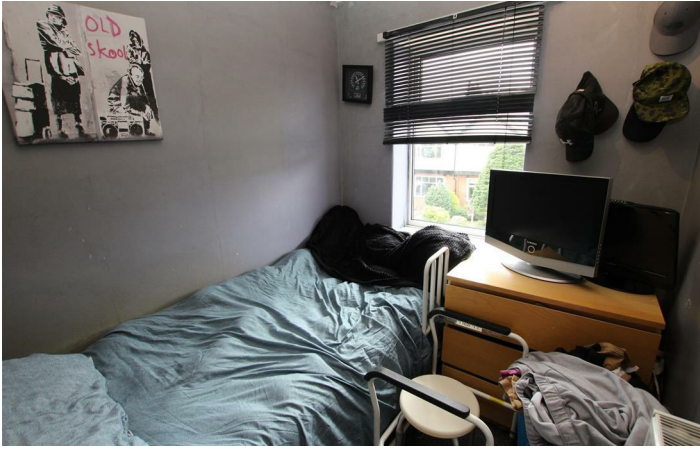
Driveway to the front providing ample parking for 2/3 cars. Good size rear garden, lawned, decking and patio areas.

PROPERTY MISDESCRIPTION ACT 1991.

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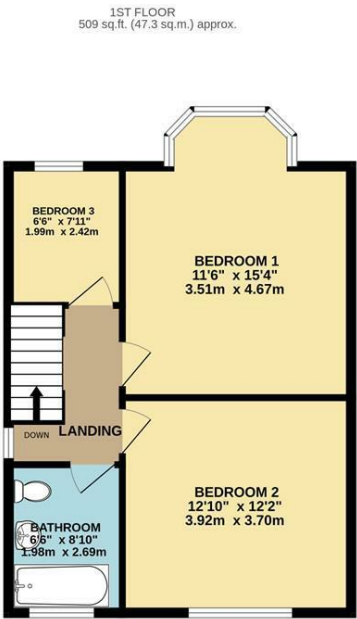
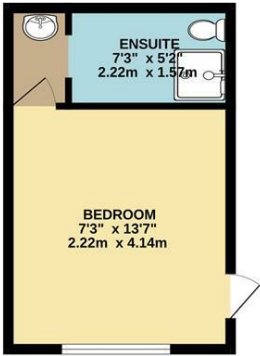
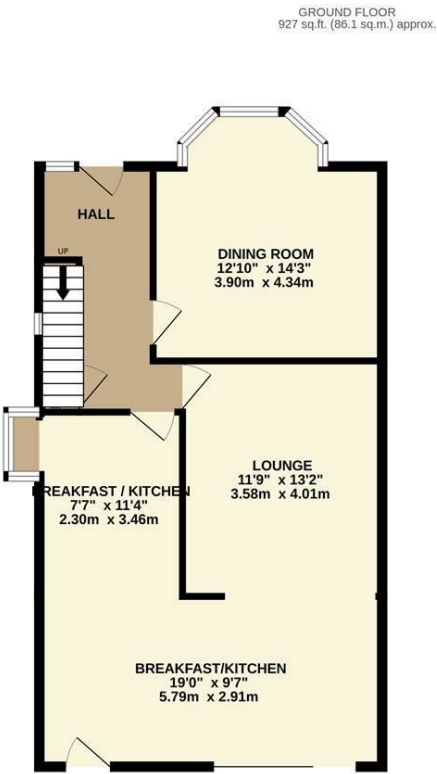


Directions





Floor Plan



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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