



29 Fourth Avenue , Bolton, BL1 4LU

A well presented spacious three bedroom semi detached house set in well stocked and tended gardens. The property is conveniently situated being located off Chorley New Road and within walking distance of Bolton School. The internal accommodation comprises of entrance hall, lounge with bay window, dining room with patio doors, breakfast kitchen, landing, three bedrooms and shower room with separate w/c. Externally the property benefits from a good sized rear garden and single detached garage with driveway providing ample parking. An ideal purchase for the growing family.

£265,000

29 Fourth Avenue

, Bolton, BL1 4LU



- Lounge with Bay Window
- Three Bedrooms
- Good Sized Well Stocked and Tended Garden
- Dining Room with Patio Doors to Garden
- Shower Room with Separate W/C
- Ideal Purchase for the Growing Family
- Spacious Breakfast Kitchen
- Single Detached Garage

Porch

Tiled floor, door leading into:

Entrance Hall

Understairs storage cupboard, double radiator, staircase to first floor.

Lounge

Feature fireplace with electric fire, bay window, double radiator, ceiling covings.

Dining Room

Feature fireplace with electric fire, single radiator, ceiling covings, double glazed patio doors to rear garden.

Breakfast Kitchen

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Freestanding gas cooker, tiled between units, extractor fan, timber panelling to walls, gas central heating boiler, access to rear garden.

Landing

Access to loft.

Bedroom One

Bay window, double radiator.

Bedroom Two

Single radiator.

Bedroom Three

Single radiator.

Shower Room

Two piece suite in white comprising of shower cubicle with electric shower, wash hand basin, single radiator, recessed eye ball lighting.

Separate W/C

Low flush toilet in white, half tiled walls.

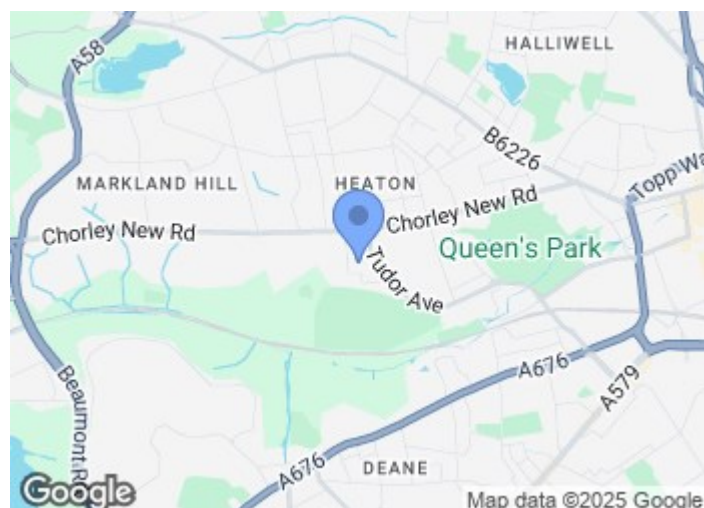
External

Driveway to the side providing parking and access to single detached garage. Walled

front garden, lawned. Well stocked and tended rear garden with patio area.

PROPERTY MISDESCRIPTION ACT 1991.

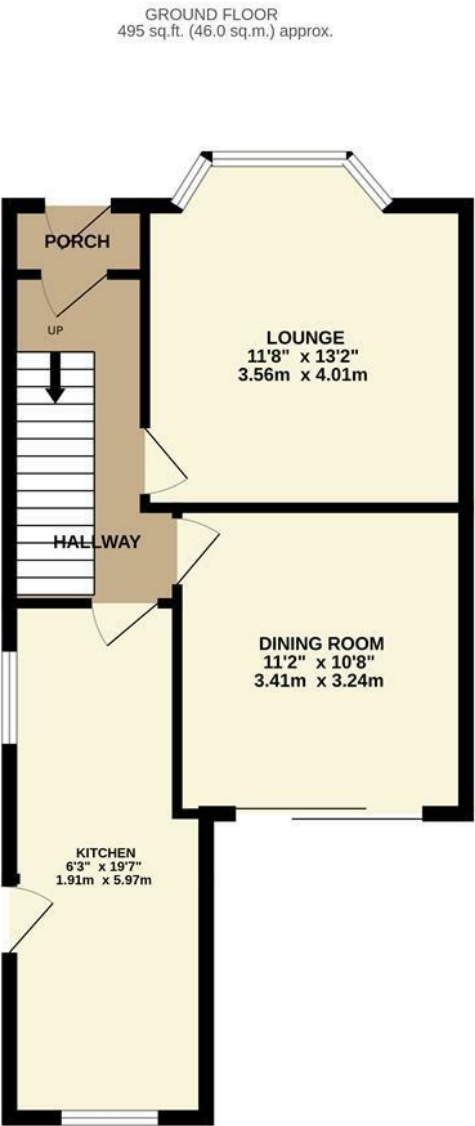
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Directions



Floor Plan



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC