

2 Platt Hill Avenue, Hunger Hill, Bolton, BL3 4JR



Offers In The Region Of £310,000

Extended four bedroom semi detached property situated in a residential location, close to local primary and secondary schools, shops and all local amenities with very good transport links. This extended property has been extensively modernised to a high standard offering open plan living to the ground floor.

Benefiting from double glazing, gas central heating, off road parking, garden to the rear and 2 wood burning stoves to create a cosy living space. Viewing is essential to truly appreciate all this property has to offer.

- Four Bedroom
- Modernised
- Off Road Parking
- Council Tax Band A
- Patio Dining Area, Jacuzzi Area.
- Extended Semi Detached
- Open Plan To Ground Floor
- Garden To Rear
- Awaiting EPC.



Extended four bedroom semi detached property, located in a popular residential location, close to local secondary and primary schools, local shops, transport links and all amenities. This extended property has been modernised and offers a modern lifestyle. The property comprises;- Entrance porch open plan lounge, diner and kitchen with bedroom/room with En-Suite to the ground floor. To the first floor there are three further bedrooms and a family bathroom. To the outside at the front there is a fully enclosed block paved driveway and small garden area. To the rear there is a lawn and flower beds with a Jacuzzi and seating dining area fully enclosed. The property also benefits from double glazing, gas central heating and two solid fuel stoves to create a cosy living space. This property must be viewed to appreciate the size, location, condition and all that is on offer.

Porch

UPVC double glazed window to front, uPVC double glazed window to side, radiator:

Lounge/Diner 29'0" x 18'6" (8.84m x 5.63m)

UPVC double glazed window to front, fireplace set in feature surround and cast- iron solid fuel burner stove with glass door in chimney, breast, three double radiators, stairs, secure metal double glazed double bi-fold door to garden, open plan to:

Kitchen Area 29'0" x 11'6" (8.84m x 3.50m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, sink unit with single drainer and mixer tap, concealed lights, built-in fridge/freezer, dishwasher, automatic washing machine and tumble dryer, built-in eye level electric fan assisted oven, built-in four ring ceramic hob with extractor, built-in microwave, uPVC double glazed window to front, fireplace with wood burning stove with glass door, double radiator, metal entrance bi-fold door to garden:

Bedroom 4 14'1" x 6'7" (4.30m x 2.00m)

UPVC double glazed window to front, double radiator, metal double glazed bi-fold door to rear:

En-suite

Fitted with three piece suite comprising vanity wash hand basin with base cupboard, storage under, mixer tap and ceramic and tiling to all walls, shower cubicle with glass screen and low-level WC, uPVC frosted double glazed window to front, ceramic tiled flooring.

Bedroom 1 13'5" x 11'1" (4.09m x 3.38m)

UPVC double glazed window to front, fitted double wardrobe(s) with sliding door, hanging rail, shelving and overhead storage, double radiator, two sliding doors,:



Bedroom 2 10'7" x 11'10" (3.22m x 3.61m)

UPVC double glazed window to rear, double radiator.

Bedroom 3 10'2" x 7'1" (3.10m x 2.15m)

UPVC double glazed window to front, uPVC double glazed window to side, double radiator:

Bathroom

Four piece suite comprising roll top bath with ornamental feet, separate shower, matching telephone style mixer tap and glass screen, pedestal wash hand basin and low-level WC, ceramic and tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail.

Landing

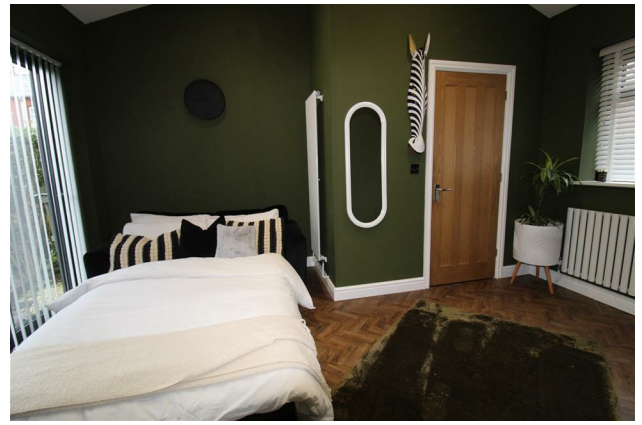
UPVC double glazed window to side:

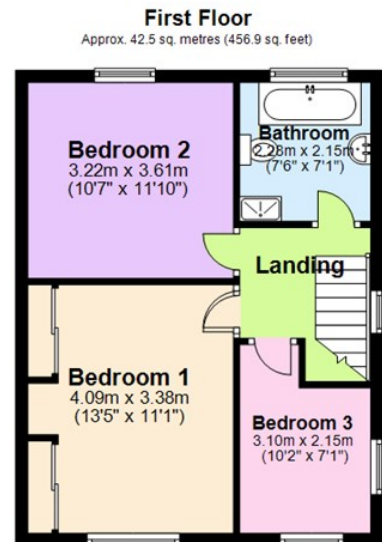
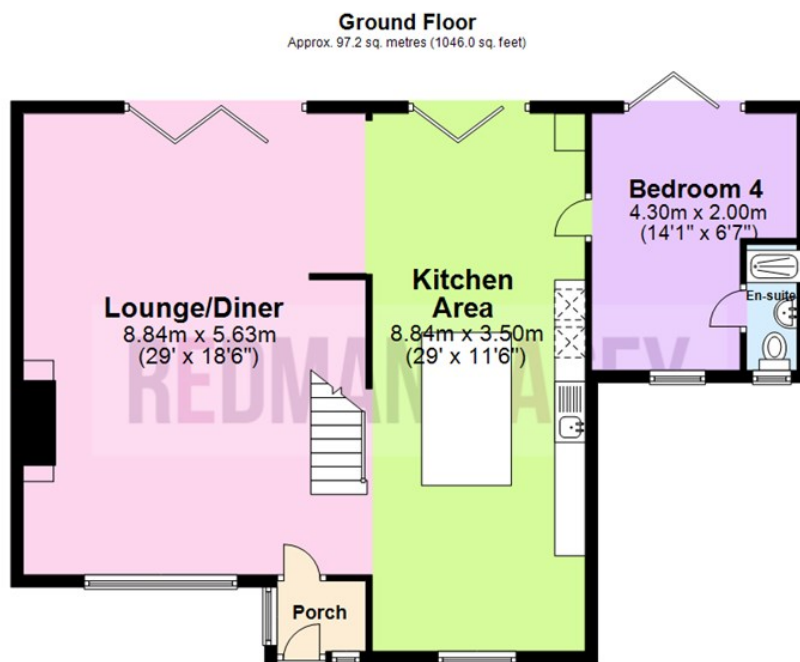
Outside View

Enclosed front garden area with block paving for both driveway and paths.

Outside Rear

Enclosed rear garden with lawn area, mature flower beds, jacuzzi area dining and patio seating area.






Total area: approx. 139.6 sq. metres (1503.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 