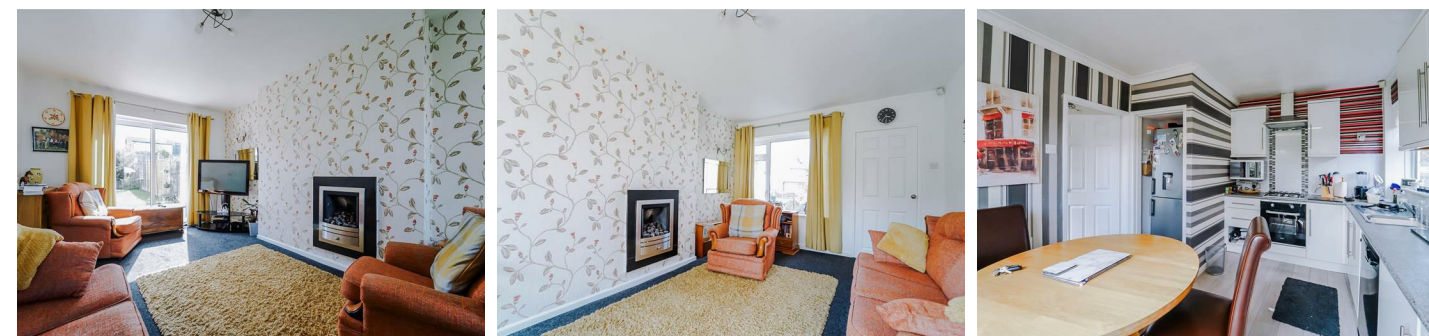


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Linden Avenue, Bolton, BL3 1QA

### £1,100

#### SPACIOUS FAMILY HOME IN TRANQUIL LOCATION

Welcome to Linden Avenue, Little Lever, Bolton - a charming property that offers the perfect blend of comfort and convenience. This delightful house boasts one reception room, three cosy bedrooms, and a well-appointed bathroom, making it an ideal choice for a family looking for a new home.

As you step inside, you'll be greeted by a spacious interior that is perfect for both relaxing and entertaining. The property's large rear garden and front drive provide ample outdoor space for children to play or for hosting summer barbecues with friends and family.

Situated on a private close, this house offers a peaceful retreat from the hustle and bustle of everyday life while still being conveniently located near local amenities. Whether you need to run errands or simply fancy a leisurely stroll to a nearby cafe, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this spacious family home your own. With its generous plot and prime location, this property is sure to tick all the boxes for those seeking a comfortable and well-connected lifestyle.

Contact our Burnley branch to arrange a viewing and start your journey today!

# Linden Avenue, Bolton, BL3 1QA

£1,100



- Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- One Reception Room
- Leasehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: B

## Ground Floor

### Hall

7'1 x 3' (2.16m x 0.91m)

UPVC double glazed frosted stained glass entrance door, stairs to first floor and doors to reception room, bedroom and bathroom.

### Bedroom One

10'3 x 9'8 (3.12m x 2.95m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bathroom

6'11 x 6'9 (2.11m x 2.06m)

UPVC double glazed frosted window, central heated towel rail. low level WC, pedestal wash basin, panel bath with electric feed shower over, part tiled elevation and laminate flooring.

### Reception Room

15'2 x 10'9 (4.62m x 3.28m)

UPVC double glazed window, central heating radiator, wall mounted gas fire, TV point, door to kitchen and UPVC sliding door to rear.

### Kitchen

13'3 x 10'8 (4.04m x 3.25m)

UPVC double glazed window, gloss wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, tiled splash back, plumbing for washing machines, space for fridge freezer, laminate flooring and UPVC sliding door to rear.

## First Floor

### Landing

5'7 x 5' (1.70m x 1.52m)

Doors to two bedrooms and shower room.

### Bedroom Two

14'10 x 10'3 (4.52m x 3.12m)

Velux window and central heating radiator.

### Bedroom Three

14'8 x 10'1 (4.47m x 3.07m)

UPVC double glazed window and central heating radiator.

### Shower Room

8'1 x 3'8 (2.46m x 1.12m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower in single enclosure, PVC elevations and laminate flooring.

## External

### Front

Laid to lawn, bedding areas and paved driveway.

### Rear

Laid to lawn, concrete patio and outbuilding.



Tel: 01616960085

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)