



Dudley Ave Tonge Park Bolton 3 Bedrooms

- LOVELY FAMILY HOME
- EXTENDED PROPERTY
- LARGE OPEN PLAN KITCHEN/DINER
- NEW BAXI COMBI BOILER SEPT 2021
- MODERN SHOWER ROOM
- LOW MAINTENANCE FRONT & REAR GARDENS
- CLOSE TO 7 ACRES COUNTRY PARK
- GCH, UPVC DG, CAVITY WALL INSULATION, EPC D

Price £199,995



Entrance 3'2" (0.97m) x 2'9" (0.84m)

A glazed UPVC door welcomes you into the property. There are hooks for guest coats, practical entrance matting flooring and a door into the lounge.

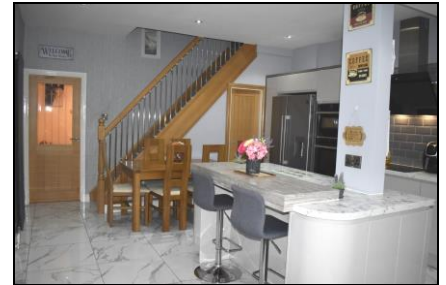
Lounge 14'0" (4.27m) Max x 13'3" (4.04m)

The lounge has a bay window on the front elevation making it nice and bright. The living flame gas fire and surround forms the focal point of the room. It is carpeted, has a radiator and a door into the kitchen/diner.



Kitchen/Diner 14'0" (4.27m) x 16'11" (5.16m)

Simply stunning! High gloss handleless units, laminate worktops and tiled splashbacks. The gorgeous island has plenty of storage on 3 sides and has a contrasting breakfast bar on the other. Neff slide & hide electric single oven, Neff combination oven/microwave, Neff induction hob with a Neff angled glass extractor above. Integrated washing machine and an integrated dishwasher. Space for a large American style fridge/freezer. Single bowl composite sink with a lever operated mixer tap and a window above. There are 2 vertical radiators, a door to under stairs storage, French doors opening into the rear garden and beautiful porcelain marble effect floor tiles. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.



Under Stairs Storage To one side there is a worktop with cupboards below and the Baxi combi boiler above. There are coat hooks and storage room for your vacuum cleaner and ironing board etc.

Landing 5'0" (1.52m) Max x 9'8" (2.95m)

The landing is carpeted, has a window on the side elevation and doors into all bedrooms and the shower room.



Master Bedroom 9'0" (2.74m) x 10'3" (3.12m) To Wardrobe

The master bedroom is carpeted, has a window on the rear elevation with a radiator positioned beneath and sliding fitted wardrobes.

2nd Bedroom 9'7" (2.92m) x 8'8" (2.64m)

The 2nd bedroom is carpeted, has a window on the front elevation with a radiator positioned beneath and fitted wardrobes.

3rd Bedroom 4'4" (1.32m) Irregular Shape x 13'2" (4.01m)

This `L` shape bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath. The white furniture comprising of:- chest of drawers, 2 drawer unit, desk and the clothes rail & baskets are all included in the sale.

Shower Room 4'10" (1.47m) x 6'8" (2.03m)

Beautiful modern white 3 piece suite comprising of:- wc and wash basin in a combination vanity unit, and a shower cubicle fitted with an exposed thermostatic rain shower and shower handset. It is fully tiled, has composite flooring, a tall chrome heated towel rail and a window on the rear elevation with obscure glazing.



Front Garden - Low Maintenance

The gated front garden is fully paved and has a planting trough to the front boundary.

Rear Garden - Low Maintenance

The rear garden is fully enclosed with concrete post and timber fencing. There is a planting border along one side with established shrubs. At the bottom of the garden is a storage shed which is included in the sale. A wooden gate to the side of the property gives access to the front.

Parking Parking is available roadside directly in front of the property.



General Information

Freehold - Water Rates - Council Tax Band B - EPC Rating D
New Combi Boiler 07/09/2021 located in the under stairs storage cupboard

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