



Heaton Avenue Bradshaw Bolton 2 Bedrooms

- ***** NO UPWARD CHAIN *****
- EXTENDED PROPERTY
- NEW COMBI BOILER 18/10/2023
- TWO RECEPTION ROOMS
- ATTACHED SINGLE GARAGE
- IN NEED OF MODERNISATION
- GCH, UPVC DG, EPC RATING D

Price £270,000



****NO UPWARD CHAIN****

Detached bungalow in need of modernisation. 2 reception rooms,
2 double bedrooms and a kitchen extension.
New combi boiler Oct 2023. Good size rear garden.

Entrance Hall 3'10" (1.17m) x 17'6" (5.33m)

A glazed composite door welcomes you into the property. It has entrance matting followed by carpet. There is a radiator and doors into the lounge, dining room, both bedrooms and the bathroom.
The loft access hatch is located here.



Lounge 13'0" (3.96m) Max x 14'5" (4.39m)

The lounge is carpeted and has a bay window on the front elevation with a radiator positioned beneath. There is a gas fire (capped off) and surround, a radiator and another window on the side elevation.



Kitchen 7'6" (2.29m) x 15'0" (4.57m)

Is fitted with a range of laminate units and worktops with tiled splashbacks. There is a free standing electric cooker and a gas hob with an extractor above. There is a space ready plumbed for a washing machine and another two spaces. Single bowl stainless steel sink with a large window above on the side elevation and a UPVC external door also on the side elevation. The new combi boiler is located here which was installed 18/10/2023. There is a window on the rear elevation with a radiator positioned beneath and carpet tile flooring.



Dining Room 12'0" (3.66m) Max x 12'0" (3.66m)

The dining room is carpeted and has room for a dining table and chairs plus additional furniture. There is a window on the side elevation with a radiator positioned beneath (not working), a gas fire (capped off), a window on the rear elevation and a door into the kitchen.

Master Bedroom 10'7" (3.23m) x 14'5" (4.39m)

The master bedroom is carpeted and has a window on the front elevation with a radiator positioned beneath.

2nd Bedroom 10'7" (3.23m) x 12'0" (3.66m)

Is carpeted and has a window on the rear elevation with a radiator positioned beneath.



Bathroom 4'10" (1.47m) x 8'9" (2.67m)

The bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:- wc, a wash basin on a vanity unit and a bath. There is a window with obscure glazing on the rear elevation, a radiator, and tiled flooring.



Garage 8'10" (2.69m) x 20'8" (6.3m)

The attached single garage has an electric roller shutter door, power and lighting and a personnel door to the rear.

General Information

Freehold - New combi boiler 18/10/2023 - Water Rates
Council Tax Band C - EPC Rating D