



KINGWOOD
AVENUE



Sense the serenity and peace that pervades, as larger roads condense from arteries into capillaries, before happening upon a quiet little road, whose existence few are aware of...until they've paid a visit.



Welcome to Number 18, Kingwood Avenue, a unique home of one-level living. Nestled on a fan-shaped corner plot, it is the only bungalow amidst a collection of semis in the highly desirable and much sought-after Markland Hill area of Bolton.

Parking is plentiful on the long driveway, where the front garden has been semi-landscaped and gravelled to provide flexible space for additional cars. At the end of the driveway, a set of gates opens up to a car port, with a garage ahead, and access through the primary entrance into Number 18.



Step through into a long entrance hall, where doors run off both to the left and right and ahead.

Amtico flooring extends underfoot, through to the kitchen-diner, ahead and to the left. First though, sneak a peek through the door on the right, into the light-filled living room.

Cheerful marigold tones reflect the sunny disposition of this room, with a large front-facing window suffusing the space in light. Smaller windows located to either side of the chimney breast add an interesting aesthetic element whilst also pooling light through.



Elegant coving accompanies an ornate ceiling rose, from within which a feature chandelier light adds further illumination. Cream carpet coats the floor.

Snuggle up in front of the television on a winter's evening, with the living flame, coal effect gas fire adding warmth and ambience.



Returning to the hallway, continue on, taking the doorway furthest on the left to emerge into the open-plan kitchen-dining room; the true heart of the home.

Modern oak kitchen units contain an array of built-in Bosch appliances, including a double oven and microwave, ceramic hob and washing machine.

Overhead spotlighting gleams down on the Amtico tiled floor, with raspberry toned feature walls protected above the countertops with latte, mocha and caramel-toned splashback tiling. Matching oak doors conceal a large fridge freezer and larder pantry.





Rinse the dishes at the sink where the large window frames views out over the side garden.



Slip through into the open-plan dining area, overlooking the large koi pond and even larger garden. Flat roof lights above invite ample natural light through to this bright and airy room, so conveniently situated next to the kitchen.



Sliding patio doors open into the tiled under floor heated conservatory, a most spacious and inviting room with great views over the rear garden. So light and sunny, in the heat of the summer, throw open the doors and step out into the covered seating area, or beyond onto the paved terrace. What could be better?

Returning to the entrance hall, at the end of the hallway, next door to the kitchen is the family bathroom.



Fitted with a floor-mounted vanity unit with wash basin, storage is in plentiful supply here, with a mirrored wall cabinet above. Enjoy an indulgent evening soak in the corner bath, with fitted mirror over, amplifying the light and spaciousness of the room. Above the bath is a thermostatic shower, with a WC and heated towel rail also featuring in this bathroom. Underfoot, wood-effect Karndean flooring extends, while the walls are fully tiled.



Exiting the bathroom, on the left is the master bedroom, overlooking the peaceful front garden and quiet neighbourhood. Built-in wardrobes to two walls provide abundant storage, with soft carpet underfoot. A spacious bedroom, you can easily fit a king-size bed within.



Across from the living room lies the second bedroom, also benefitting from fitted wardrobes to two walls, with the added bonus of an ensuite.



Fully tiled, this room features a substantial walk-in shower, washbasin, WC, mirrored cabinet and window overlooking the side of the house and carport. There is also a large storage cupboard with storage and plumbing for a tumble dryer.

From the hallway, pull-down ladders reveal a large loft space above – ideal for those seeking to build up into the roof in order to add an additional bedroom, subject to the relevant permissions (there is local precedent).



Along a similar vein, step out into the spacious rear garden, mainly gravelled with a paved sun terrace of Indian stone set outside the conservatory - perfect for a spot of sunbathing, this garden basks in sunshine all day long. A surprisingly large plot, why not consider building out to the side or rear, should you need the additional room for your growing family.

A large pond once housed koi carp; the pump and filtration equipment still reside within one of two greenhouses, should you wish to take up a relaxing hobby.



Serving all your storage needs, there is a large plastic shed to the side of the house, and, of course, the garage. Fitted with up and over, remote controlled electric door, this building is fitted with power, sockets, lighting and even its own Belfast sink with independent electric water heater.



Out and about

Location, location, location.

Number 18 is within a ten-minute walk of the renowned local establishment The Victoria Inn – better known as Fannys. Give yourself the night off cooking and indulge in dinner out in a well-loved local institute.

Families could not want for a better situation, with Markland Hill C of E Primary School only moments away around the corner. For older pupils, the prominent, independent Bolton School is also close by.

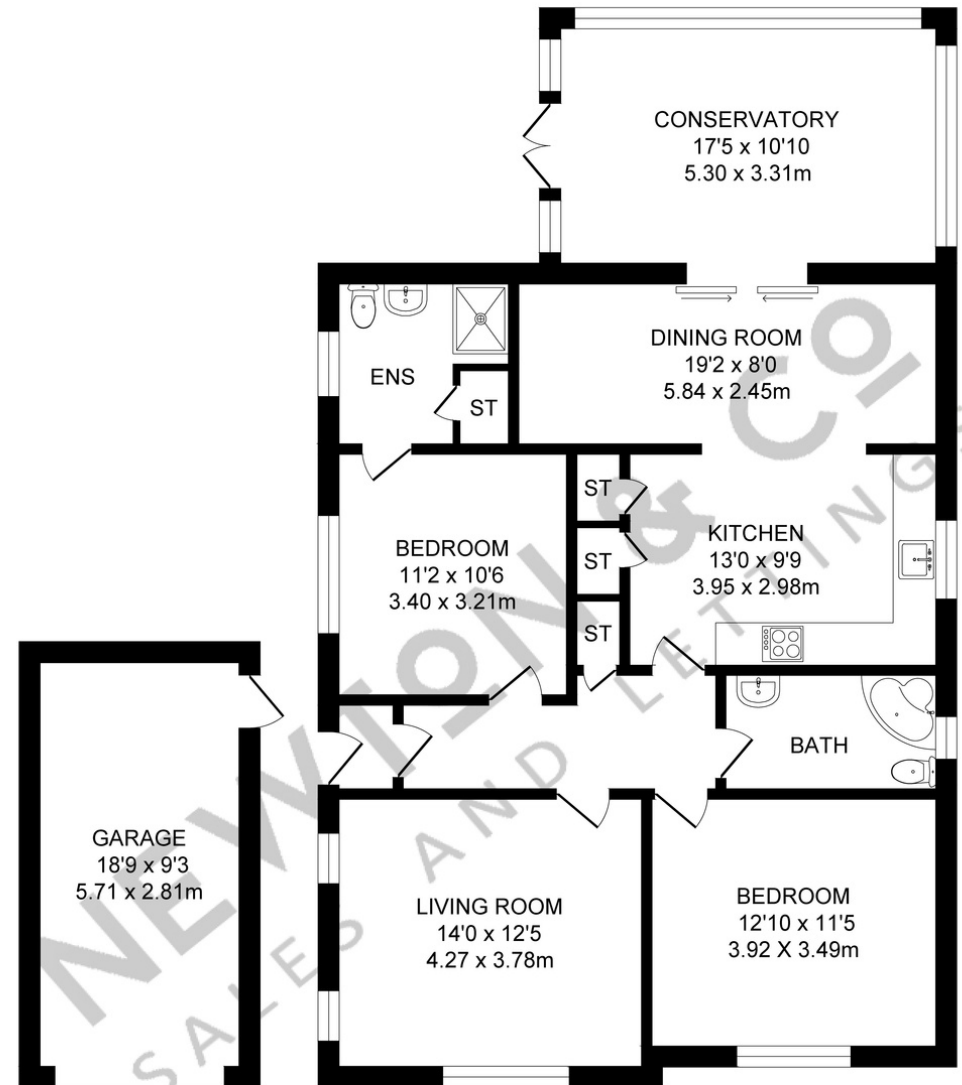
With so many shops and amenities, including a medical centre, only five-minutes' walk away, you could be forgiven for staying local. However, Number 18 is also on the cusp of easy transport links across the local area and out to the wider country: the M61 and its links to the M6 are only five minutes' drive from your door.

For supermarkets and retail therapy, the Middlebrook Retail Park is a ten-minute drive away, offering a number of dining options too.

Indulge in fresh air and exercise at nearby nature reserve Doffcocker Lodge, or Rivington Pike, the former a five-minute walk away, the latter only 15 minutes by car.

Football fans can see EFL action at the University of Bolton Stadium, home to Bolton Wanderers.

Whether you're looking for an easy-to-manage bungalow, or are looking for a property with potential upon which to make your mark and grow your family, Number 18 Kingwood Avenue is a versatile home to suit all needs.



APPROX. FLOOR
AREA 16.0 SQ.M
(172 SQ.FT.)

APPROX. FLOOR
AREA 111.2 SQ.M
(1197 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.2 SQ.M. (1369 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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KINGWOOD

AVENUE

NEWTON & CO
SIGNATURE HOMES

T: 01204 329975

E: [INFO@NEWTONCO.CO.UK](mailto:info@newtonco.co.uk)

WWW.NEWTONCO.CO.UK

6TH & 7TH FLOOR, 120 BARK STREET, BOLTON, BL1 2AX



