



Hillside Avenue

Bolton, BL7 9NJ

£395,000



Situated on a generous plot with scenic rear views toward Jumbles Country Park and surrounding countryside, this detached three-bedroom property has generous rooms and is presented in excellent condition throughout, making a fantastic family home where lovely walks are on your doorstep, and the convenient amenities of Bromley Cross are just a minute or so in the car.

A quick summary of the accommodation includes a central entrance hallway, large open plan living room, conservatory, kitchen, utility room, attached garage, plus three good sized double bedrooms and a spacious main bathroom.



The Living Space

The home welcomes you into a spacious hallway with wood panelling and a feature staircase, and the main living room is situated to the left, spanning the full depth of the property and affording a super spacious feel from front to back, with plenty of space for both the lounge and dining area. A fireplace with gas fire holds the centre of the lounge, and the windows to the front and back allow plenty of natural light to pour in. To the rear this space leads onto the conservatory which is again substantial in size and is a perfect place to sit back, unwind, and enjoy the lovely tranquil greenery of the garden and scenic surroundings.

The kitchen benefits from contemporary gloss cabinetry and a contrasting grey worktop, underfloor heating and a range of integrated appliances including a double electric oven, four plate gas hob and extractor, plus sink with drainer and mixer tap. And for those with the appetite to reconfigure, his house holds great potential to create that sought-after open plan living if desired. And an external door from the kitchen leads to the utility and garage which adds an extra element of practicality.

The Bedrooms & Bathroom

Upstairs, three double bedrooms and the main bathroom are connected by a spacious, bright and airy landing area, and much like the living space downstairs, the bedrooms and bathroom all benefit from generous sizes and have been kept in immaculate condition.

The master bedroom is situated to the front, with dado rails complementing the contemporary wallpaper and decorative coving. Two more double bedrooms are situated to the rear and are presented in equally impressive condition, while also boasting fantastic views of Jumbles Country Park and surrounding scenery.

The main bathroom is a great size and benefits from tiling to the floor and walls, with a four-piece suite with corner bath, walk-in shower, tiled-in wash basin with integral storage, and WC.

The Outside Space

Like the interiors, the outside space has clearly been well kept and cared for. Externally the property benefits from a double drive and lawn to the front, in addition to a substantial rear garden and several sun-soaked terraces, perfect for social occasions on long summer days!

The Location

Located in one of Bolton's sought-after areas, Hillside Avenue is situated just off Chapeltown Road in Bromley Cross. It is no surprise this location is so sought after, positioned on a well-established development near central Bromley Cross and Edgworth, benefitting from being in walking distance to a choice of local schooling, transport links and a variety of shops and all the amenities you'd need.

For those who enjoy the great outdoors, this property is placed on the fringe of the West Pennine Moors and close to stunning countryside, including Jumbles Country Park which is right on your doorstep! This location is perfect for country walks and a variety of outdoor pursuits, plus nice country pubs, cafes, and eateries to refuel after your leisurely countryside strolls.

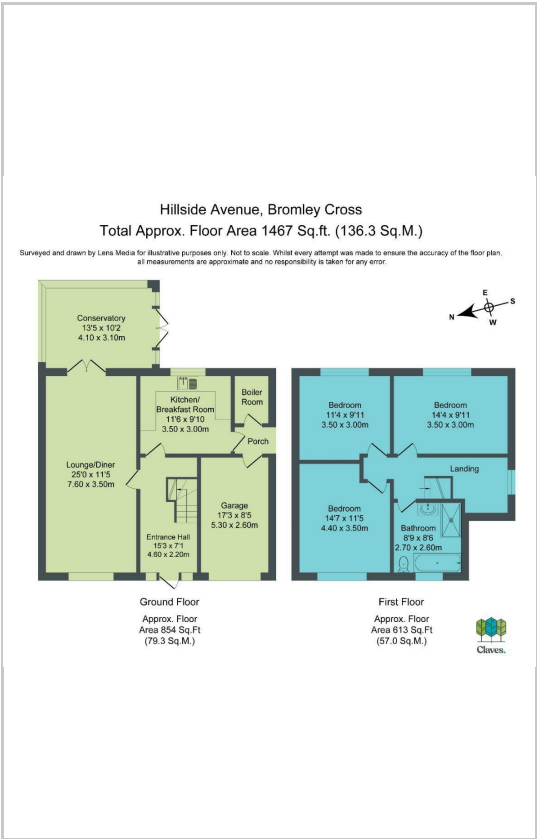
The Specifics

- The tax band is E.
- The tenure is leasehold.
- The vendor has advised there is the ability to buy the freehold.
- The lease length is 999 years from 1st October 1968, 943 years remain as of 2024.
- The ground rent is £15 per annum.
- There is gas central heating with a boiler located in the utility room.
- The boiler is Baxi and was installed new in 2024.
- The kitchen benefits from electric underfloor heating.

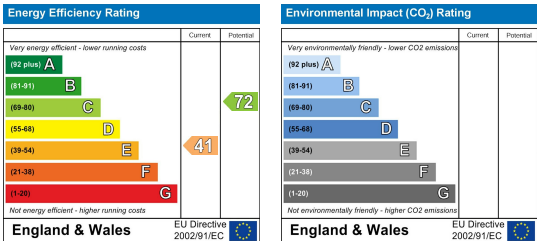
Area Map



Floor Plans



Energy Efficiency Graph



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