

Claves.



Fossgill Avenue

Bolton, BL2 3FR

£220,000



Tucked away in a secluded corner of Bromley Cross, in walking distance to plentiful amenities and convenient transport links, this two-bedroom semi-detached is an excellent choice for first-time buyers, downsizers, or perhaps those seeking a high-quality investment property in an area with strong rental demand.

The property is complete with two allocated parking spaces, and a private rear garden with patio and lawn. Internally, the accommodation includes an entrance porch, lounge, kitchen-diner, conservatory, two well-proportioned bedrooms and a family bathroom.



Living Space

The property is approached via an entrance porch, providing a practical transition from the outdoors, leading through to a welcoming lounge. This well-proportioned reception room offers a comfortable and relaxing setting, ideal for cosy and quiet everyday living, with ample space for a range of seating arrangements and a contemporary fireplace with gas fire, in addition to a spiral staircase ascending to the first floor.

The kitchen-diner offers a sociable and functional layout with space for dining and modern appliances, including an oven, hob and extractor which we are advised was installed new only two years ago. The kitchen is also complete with a sink, drainer and mixer tap, plus allocated spaces for a freestanding fridge-freezer and washer-dryer. From here, the space flows into the conservatory via glass sliding doors – a valuable addition that enjoys an outlook onto the rear garden and creates a versatile light-filled room that can be used as further dining space, a home office, or an additional sitting area.

Bedrooms & Bathroom

To the first floor, there are two good-sized bedrooms suited to a range of needs, as well as the bathroom and access to the loft via the landing. The principal bedroom benefits from excellent proportions and comfortably accommodates a double bed along with freestanding furniture. The second bedroom is also well-sized, making it ideal as a guest room, child's bedroom or dedicated home office for those who frequently work from home. The upstairs accommodation is completed by a family bathroom, fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC.

Outside Space

Externally, the private rear garden is thoughtfully arranged with a paved patio area, well-suited for outdoor dining and summer entertaining, leading onto a lawn area that offers a safe space for little ones to play and potential for those who enjoy a spot of gardening. To the front, the home benefits from two allocated parking spaces – please see annotated photographs for reference.

Location

This popular development is conveniently placed for a good selection of local amenities. There is schooling at all levels, both Turton High School and Canon Slade are within easy walking distance, along with Bromley Cross Train station, plus shopping, food and drink amenities in the villages of Bromley Cross and Harwood. There is also a handy bus route into Bolton Town centre which is accessible in just a couple minutes on foot. The area has beautiful countryside within easy reach, including Jumbles Country Park which is just a short walk away.

Key Details

Tax band: B

Tenure: Freehold

Heating: Gas boiler with radiators

Boiler: Vaillant combi, serviced annually

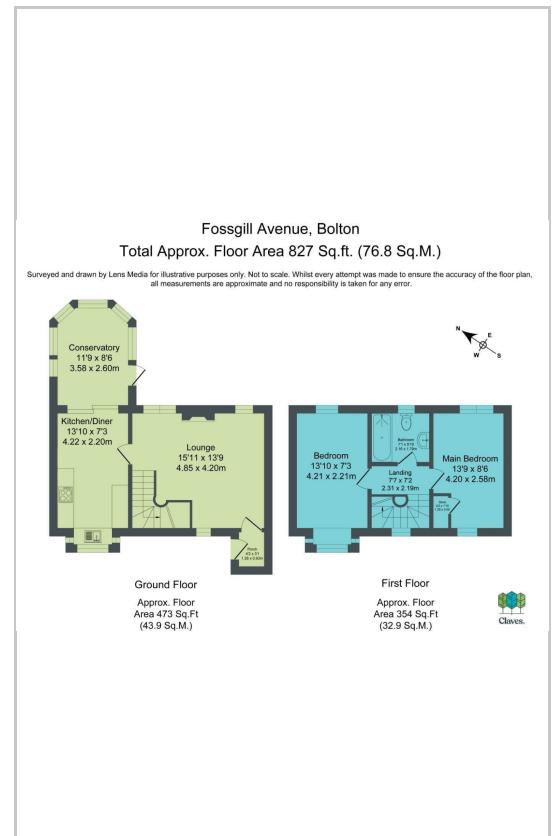
Water: On a meter

Loft: Part boarded

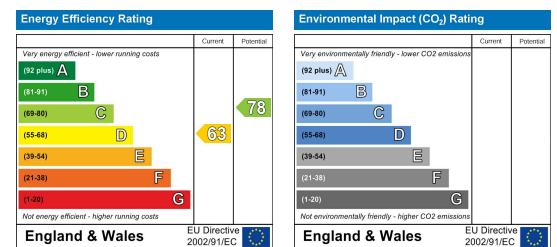
Area Map



Floor Plans



Energy Efficiency Graph



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