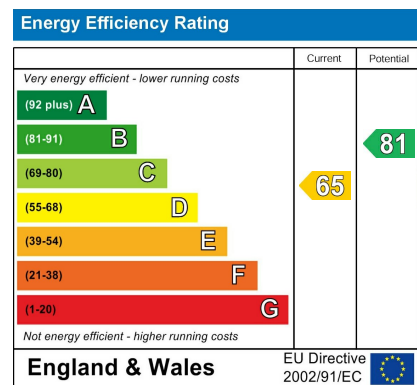
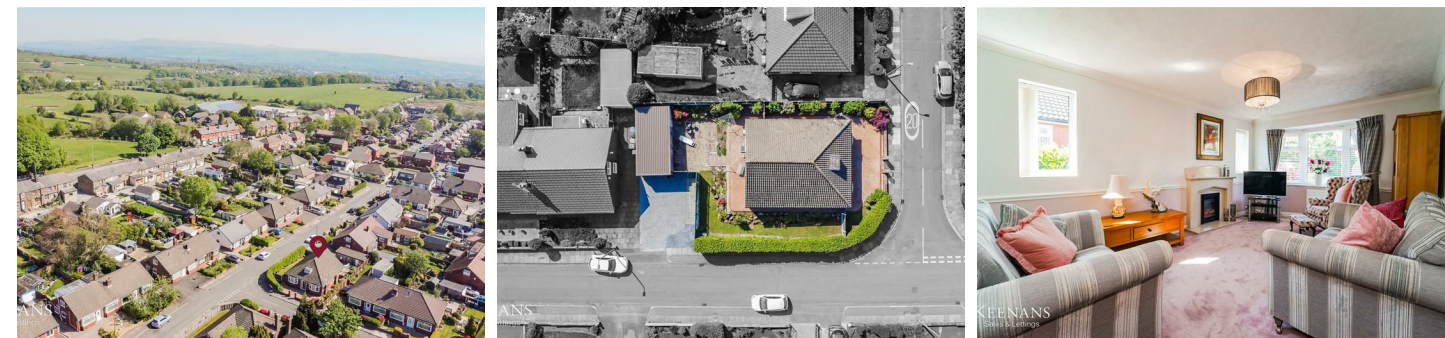
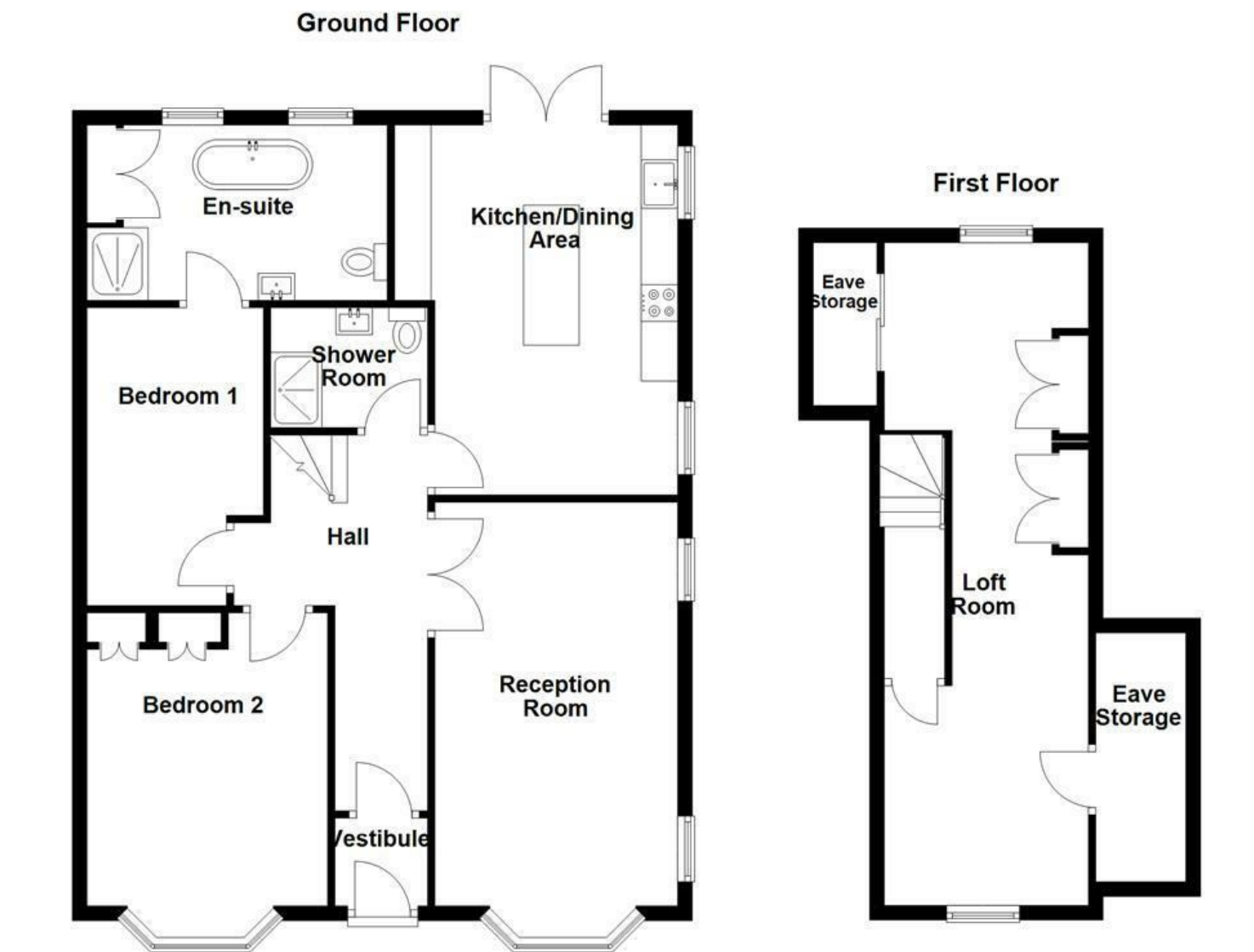




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Thurlestone Avenue, Bolton, BL2 5QF

Offers Over £350,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and enviable wrap around gardens, this outstanding two bedroom detached bungalow is being proudly welcomed to the market in the desirable village of Ainsworth. With two bathrooms, detached garage and having been fully renovated throughout to an exceptional standard, this enviable property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Bolton, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, two double bedrooms, modern shower room and staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear. The main bedroom benefits from an enviable en suite with stunning freestanding bath. The first floor comprises of an outstanding loft room with fitted wardrobes and an abundance of eave storage. Externally there is an enclosed garden with laid to lawn, paving, bedding and access to the detached garage and double garage. To the front there is a laid to lawn garden with paving and bedding areas.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Thurlestone Avenue, Bolton, BL2 5QF

Offers Over £350,000

 2  2  1  D

- Leasehold
 - Off Road Parking With Access To Garage
 - Abundance Of Indoor And Outdoor Space
 - Close Proximity To Local Amenities
- Council Tax Band D
 - Viewing Essential
 - Contemporary Fitted Kitchen/Dining Area
- EPC Rating D
 - Sought After Area
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

4'2 x 3'11 (1.27m x 1.19m)

Integrated meter cupboard, Kamdean wood effect flooring and hard wood single glazed door to hall.

Hall

15'7 x 7'11 (4.75m x 2.41m)

Central heating radiator, coving, dado rail, smoke alarm, under stairs storage, Kamdean wood effect flooring, doors to reception room, kitchen/dining area, two bedrooms, shower room and stairs to first floor.

Reception Room

18'2 x 10'11 (5.54m x 3.33m)

UPVC double glazed bay window, two UPVC double glazed windows, central heating radiator, coving, dado rail, gas living flame fire with granite effect hearth and surround, television point.

Kitchen/Dining Area

16'7 x 12'11 (5.05m x 3.94m)

Two UPVC double glazed windows, central heating radiator, range of mixed wall and base units, granite surface, inset composite sink with mixer tap, integrated electric double oven with four ring gas hob, extractor hood, integrated fridge freezer and dishwasher, microwave and washing machine, centre Island, spotlights, breakfast bar, tiled floor and UPVC double glazed French doors to rear.

Bedroom One

13'5 x 7'11 (4.09m x 2.41m)

UPVC double glazed window, central heating radiator, coving, television point and door to en suite.

En Suite

13'6 x 7' (4.11m x 2.13m)

Two UPVC double glazed frosted window, central heating radiator with towel rail, four piece suite, double direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, dual flush WC, freestanding bath with mixer tap and rinse head, two LED mirrors, inset shelving integrated linen cupboard, spotlights and tiled floor.

Bedroom Two

13'2 x 10'10 (4.01m x 3.30m)

UPVC double glazed bay window, central heating radiator, coving and fitted wardrobe.

Shower Room

7'9 x 5'5 (2.36m x 1.65m)

Central heating towel rail, three piece suite, electric feed shower enclosure, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, extractor fan, inset shelving and tiled floor.

First Floor

Loft Room

29'9 x 9'3 (9.07m x 2.82m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobe and eave storage.

External

Rear

Laid to lawn wrap around garden with paving, bedding areas and access to detached garage and concrete resin drive.

Garage

23'8 x 12'3 (7.21m x 3.73m)

Power and lighting.

Front

Laid to lawn garden with paving and bedding areas.



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