



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Semi-Detached True Bungalow
- Adjacent to Conservation Area
- 13' Dual Aspect Lounge
- Two Double Bedrooms
- Gardens & Detached Garage to Rear
- In Need of Modernisation
- Available with No Onward Chain

LOUVAINE
AVENUE,
BARROW BRIDGE

£180,000



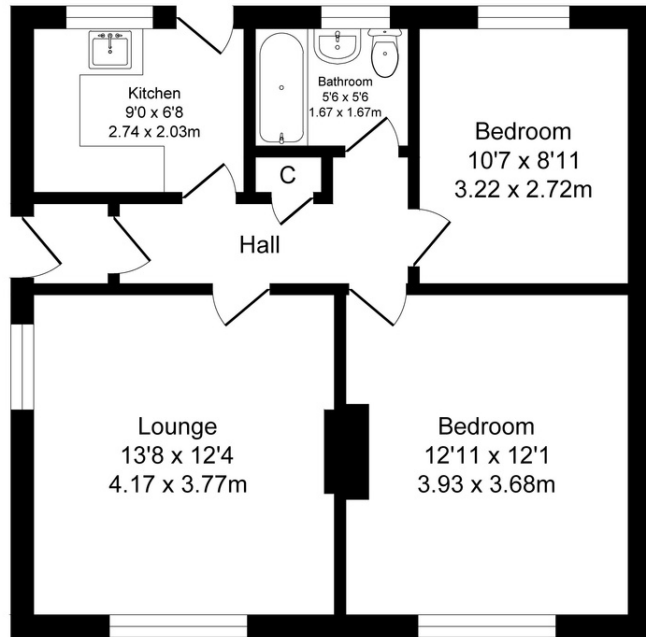
Louvaine Avenue, Barrow Bridge



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Total Approx. Floor Area 637 Sq.ft. (59.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

True bungalows are consistently in high demand and never more so than when located in a desirable location. We are confident, therefore, that this two bed semi-detached example will be similarly popular, situated within a quiet and very well-regarded setting on the periphery of the picturesque Barrow Bridge conservation area.

Despite the peaceful surroundings, the property is far from remote, being within easy reach of the plentiful shops and amenities provided at Heaton or Halliwell, and only a short drive out of the bustling town centre of Bolton, with its abundance of high street stores, bars and eateries, as well as excellent transport connections. When one is looking for a spot of relaxation, one can take full advantage of the proximity to a number of local beauty spots which are within walking distance, including Smithills Country Park, with over 2,000 acres of moorland, woodland and farmland, or the delightful Moss Bank Park, perhaps enjoying a stroll with the dogs around its own circa 84 acres to erase the stresses of the day.

The property has been a lovingly cared for, long-term home, however its well laid-out accommodation is now in need of modernisation. This does, however, provide an exciting opportunity for a new owner to infuse their own taste and style, creating a home to their individual specification.

One enters via the entrance porch and proceeds through into the reception hallway, from where all of the rooms can be individually accessed. The 13' lounge with its feature fireplace is of a very good-size and enjoys a great deal of light via the dual-aspect windows, whilst the kitchen is situated to the rear and is fitted with a sink unit, wall units and laminated work surfaces, with space for free-standing appliances. The two double bedrooms and the bathroom complete the accommodation, the latter being fitted with a three-piece suite comprising of WC, pedestal wash hand basin and panelled bath.

Externally, the front garden is mainly laid to lawn, with mature planting to the perimeter, whilst the rear garden is similarly predominantly laid to lawn, with a paved patio area providing the opportunity for al-fresco dining, perhaps enjoying a spot of late afternoon sun afforded by the south-westerly aspect. A detached single garage is also situated to the rear, providing secure off-road parking facilities.

Available with the added benefit of no onward chain, we would highly recommend an internal inspection.



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