



5 Whin Avenue,  
Bolton Le Sands,  
T.A5 8DA

5, Whin Avenue, Bolton Le Sands

## *The property at a glance*



- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Three Piece Shower Room
- Enclosed Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: C
- EPC Rating: D



Get in touch today

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# £225,000



# Get to know the property



Classic property well maintained and ready to be yours.

Nestled in the charming Whin Avenue of Bolton Le Sands, this semi detached house boasts three bedrooms and one bathroom, making it the perfect classic home for a small family or those seeking a bit of extra space. The property's spacious layout offers a comfortable living environment, ideal for both relaxation and entertainment.

One of the standout features of this delightful home is its large back garden, which has been lovingly tended to by the previous owners. Imagine enjoying sunny afternoons in this green oasis, hosting barbecues, or simply unwinding after a long day.

Convenience is key with this property, as it is ideally situated close to local amenities and shops, ensuring that everything you need is just a stone's throw away. Whether it's a quick grocery run or a leisurely stroll to a nearby cafe, this location offers the best of both worlds - tranquility and accessibility.

Step inside, and you'll be greeted by the vibrant and colourful decor that truly embodies the liveliness of this property. Each room tells a story, creating a warm and inviting atmosphere that you'll be proud to call home.

Don't miss out on the opportunity to make this charming house your own - schedule a viewing today and experience the magic of Whin Avenue for yourself.





## Ground Floor

### Porch

2.82m x 0.51m (9'3 x 1'8)

UPVC double glazed French entrance doors, four UPVC double glazed windows and hardwood frosted door to hall.

### Hall

3.20m x 2.13m (10'6 x 7')

Central heating radiator, smoke detectors, stairs to first floor and door to reception room one and kitchen.

### Reception Room One

5.49m x 3.40m (18' x 11'2)

UPVC double glazed window, central heating radiator, coving, electric fire in marble surround, wood mantle, TV point and door to reception room two.

### Reception Room Two

3.40m x 2.44m (11'2 x 8')

UPVC double glazed window, central heating radiator, coving and door to kitchen.

### Kitchen

3.96m x 2.13m (13' x 7')

Two UPVC double glazed windows, central heating radiator, mix of wall and base units, stainless steel sink with draining board and traditional taps, space for freestanding cooker, plumbing for washing machine, space for fridge, boiler and UPVC double glazed door to rear.

## First Floor

### Landing

2.13m x 1.91m (7' x 6'3)

UPVC double glazed frosted window, central heating radiator, loft access, smoke detector, over stairs storage and doors to three bedrooms and shower room.

### Bedroom One

3.66m x 3.43m (12' x 11'3)

UPVC double glazed window and central heating radiator.

### Bedroom Two

3.43m x 3.18m (11'3 x 10'5)

UPVC double glazed window and central heating radiator.

### Bedroom Three

3.07m x 2.16m (10'1 x 7'1)

UPVC double glazed window and central heating radiator.

### Shower Room

2.13m x 1.91m (7 x 6'3)

UPVC double glazed frosted window, central heated towel rail, low level WC, vanity top wash basin with mixer tap, direct feed shower with rinse head in single enclosure, extractor fan and part tiled elevations.

## External

### Front

Laid to lawn, bedding areas and gated tarmac drive leading to garage.

### Rear

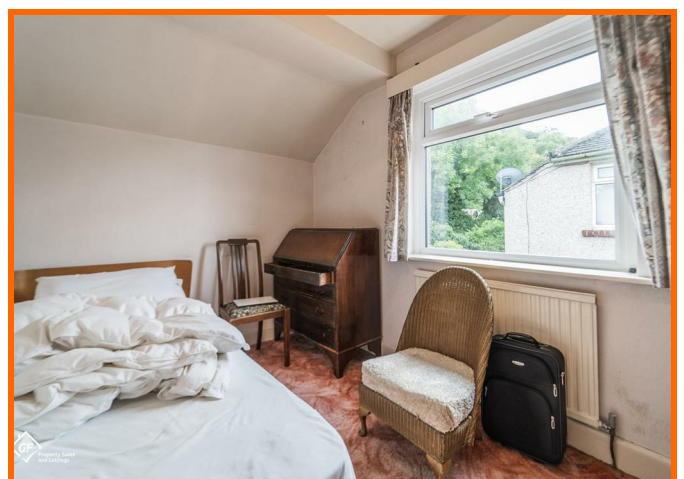
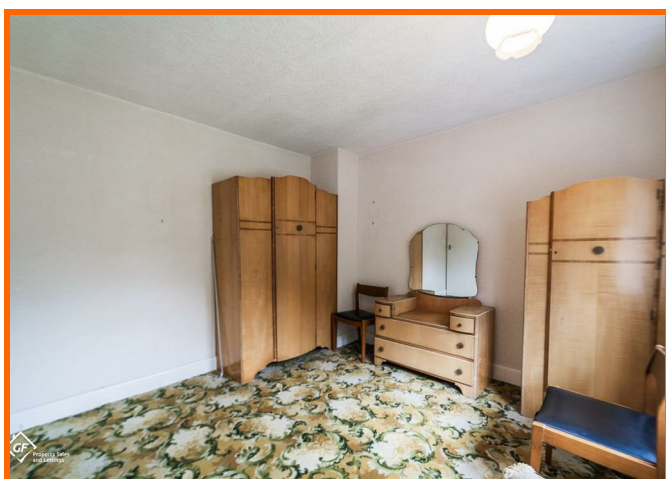
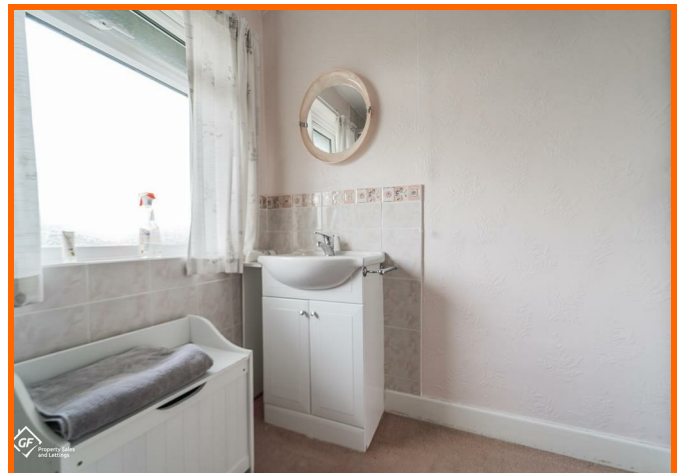
Laid to lawn, bedding areas and garage.

### Garage

4.72m x 3.23m (15'6 x 10'7)



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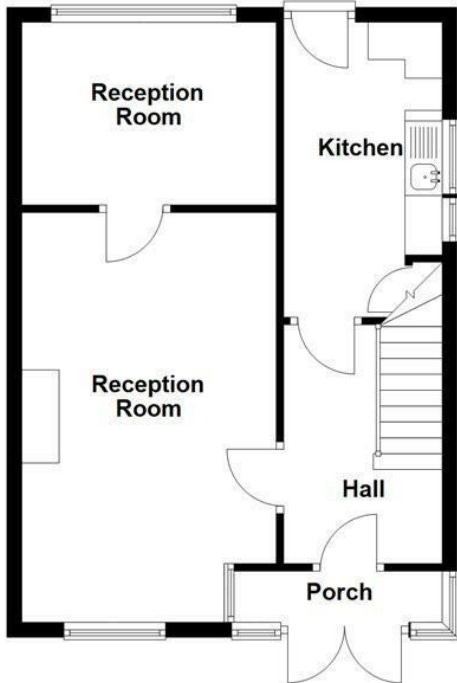
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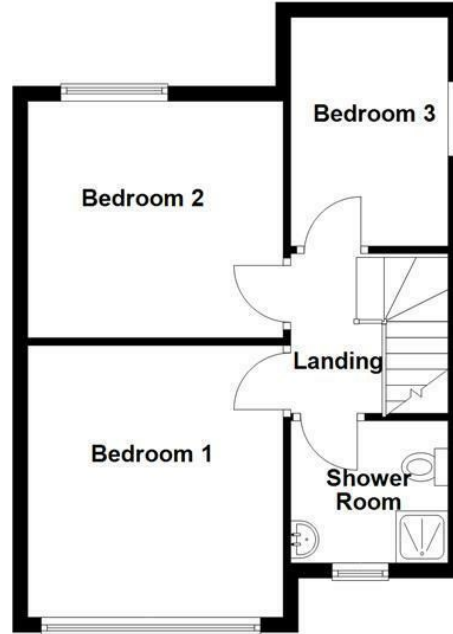
[gfproperty.co.uk](http://gfproperty.co.uk)

# Take a nosey round

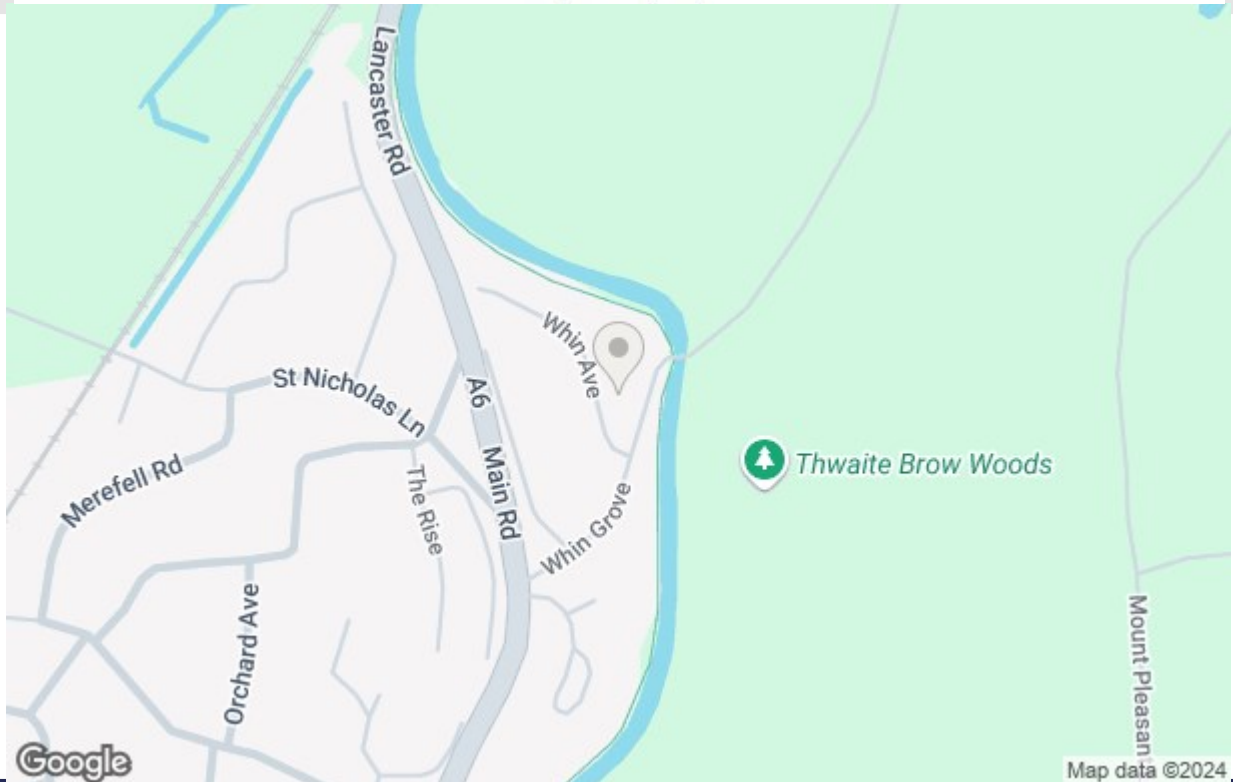
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(65-80) <b>B</b>	
(65-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 57, Potential 82  
Environmental Impact (CO<sub>2</sub>) Rating: Current C, Potential B