

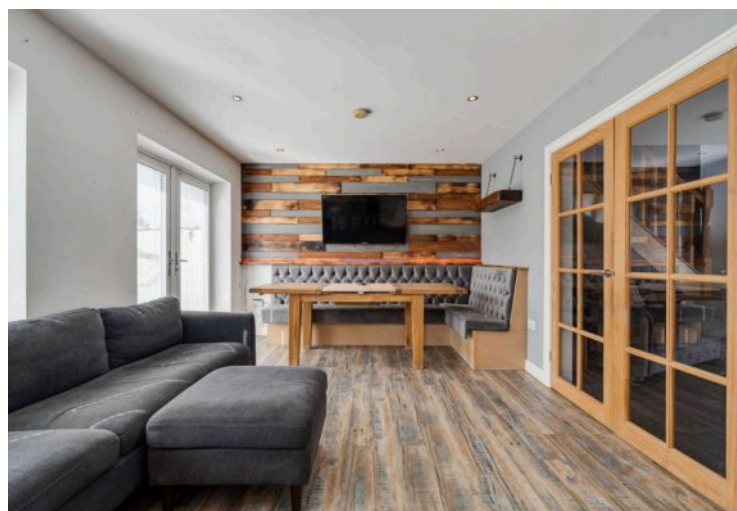
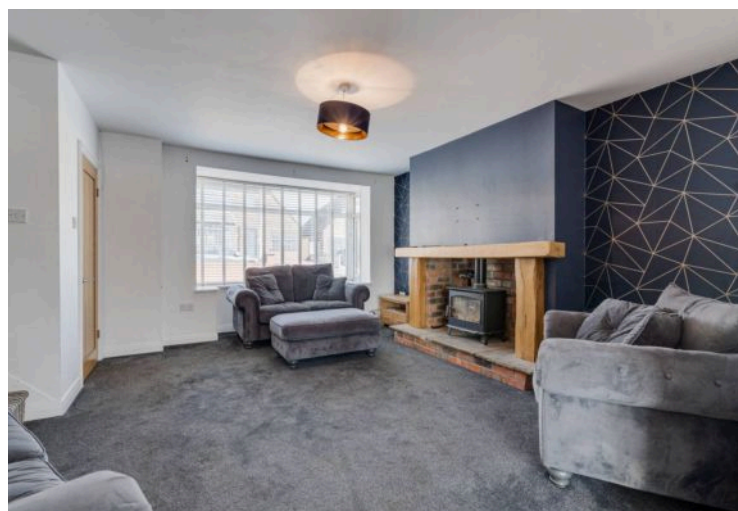
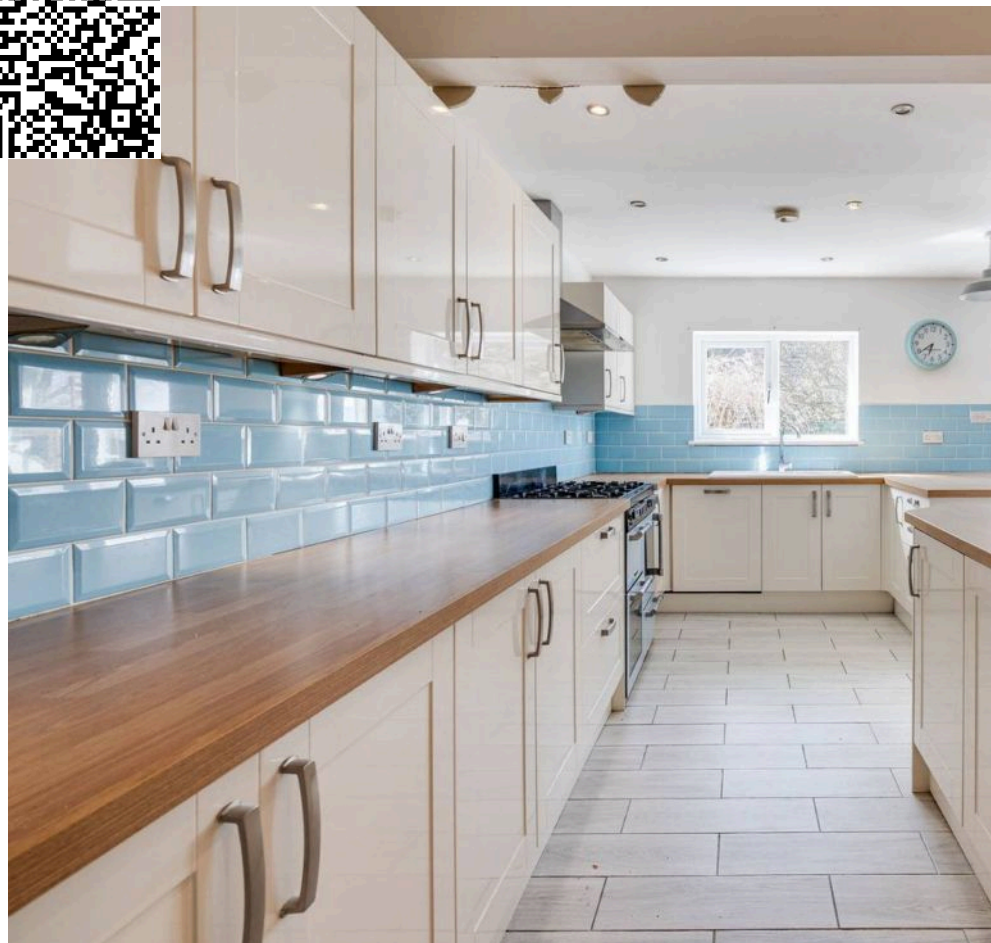
## 74 Bramhall Avenue, Bolton

£250,000 Leasehold

Four bedroom semi detached property • Beautiful modern kitchen with integrated fridge freezer and dishwasher • Stunning fireplace in the lounge with multi fuel burner • Three double bedrooms all with fitted wardrobes • Primary bedroom with en-suite shower room • Located in the very desirable Harwood • Walking distance to local schools both primary and secondary • Close to local amenities including Morrisons, local bars and restaurants • Auction guide price of £250,000 plus reservation fee







### Entrance Porch

Entrance door and door leading to:

### Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

### Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

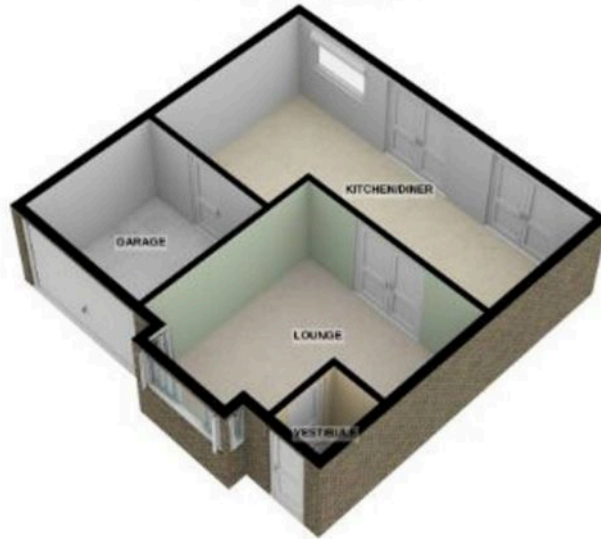
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### Storage Room

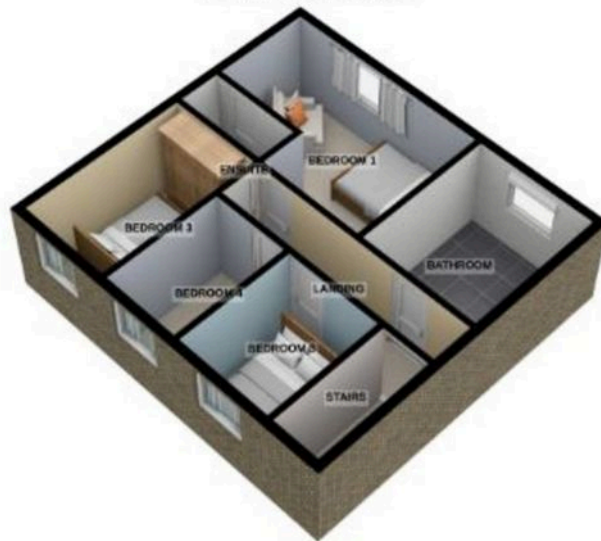
7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



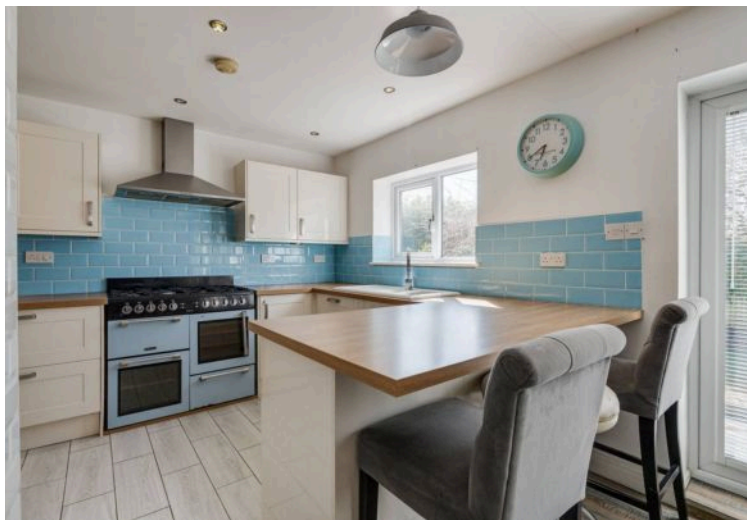
1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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\*\*\*FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £250,000 PLUS RESERVATION FEE\*\*\*

Nestled within the sought-after locale of Harwood, this exquisite 4 bedroom semi-detached house offers an unrivalled combination of modern luxury and timeless charm. Step inside to discover a beautifully designed living space, highlighted by a stunning fireplace in the lounge adorned with a multi-fuel burner creating a warm and inviting ambience throughout. The heart of the home, the kitchen, features sleek modern appliances including an integrated fridge freezer and dishwasher, perfect for culinary enthusiasts and hosting guests with finesse. Upstairs, three generously sized double bedrooms await, each boasting fitted wardrobes for ample storage, while the primary bedroom further impresses with its en-suite shower room. With the convenience of being within walking distance to local schools, both primary and secondary, as well as being close to a plethora of amenities including Morrisons, local bars, and restaurants, this property presents an ideal sanctuary for a growing family to call home. Priced competitively at an auction guide price of £250,000 plus reservation fee, this residence is a rare find where luxury and comfort harmoniously converge.

Step outside into the enchanting outdoor oasis where a tiered garden awaits, thoughtfully designed to provide a serene retreat from the hustle and bustle of every-day life. A flagged patio area offers a charming space for al fresco dining or soaking up the sun's rays, while steps lead down to an artificial grass area bordered by stone accents and lush trees and shrubs, creating a tranquil backdrop for relaxation. The practicality of the outdoor space continues with a flagged driveway with the capacity to accommodate two vehicles, lined by a low-level brick wall for privacy, and featuring side access through a wooden gate for added convenience. An Italian stone driveway adds a touch of sophistication to the property's exterior, enhancing its overall appeal. With an abundance of features including concrete flooring, a combi boiler, gas metre, ceiling strip light, and double wood doors, the outdoor space of this property is meticulously designed to cater to the needs of modern living. The property embodies the perfect blend of functionality and aesthetic charm, making it an ideal setting for enjoying the outdoors in style and comfort.