



## 23 Poulton Avenue, Bolton

£260,000 Freehold

Stunning extended three bedroom semi detached property • Brand new kitchen with integrated appliances and Quartz worktops • Modern three piece bathroom suite with chrome power shower over the bath • Orangery • Beautiful mature rear garden • All bedrooms are double rooms with fitted wardrobes • Block paved driveway for two vehicles • Turnkey condition property • Next to an excellent primary school • Close to local amenities





### 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



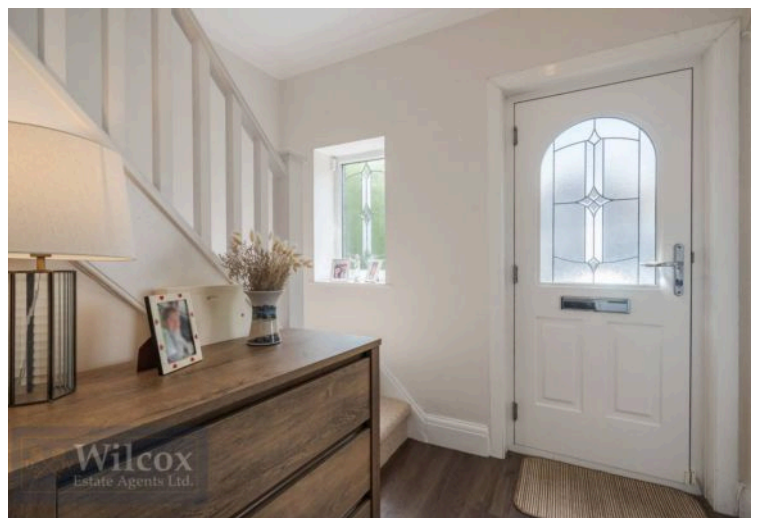
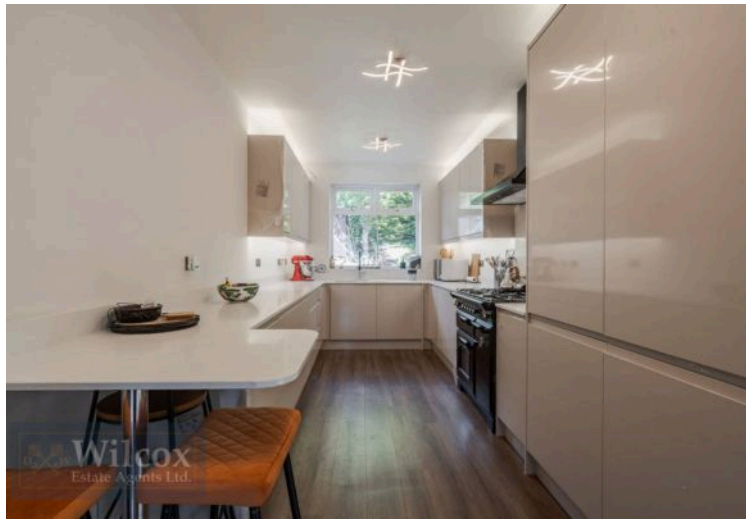
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Elegantly nestled in a sought-after location, this stunning extended three-bedroom semi-detached house presents the epitome of modern living. Step inside and discover a brand-new kitchen boasting integrated appliances and sleek Quartz worktops, catering to both form and function. The inviting living space features an orangery flooded with natural light, creating a seamless transition between indoor and outdoor living. Lavish in the luxury of a modern three-piece bathroom suite complete with a chrome power shower over the bath, adding a touch of indulgence to your daily routine. Each bedroom is a spacious double adorned with fitted wardrobes, offering practical storage solutions without compromising on style. The property boasts a turnkey condition, ensuring a hassle-free move into your dream home.

Outside, the allure continues with a beautiful mature rear garden, an idyllic sanctuary for relaxation and entertaining. The exterior of the property is equally impressive, featuring a block-paved driveway with space for two vehicles, ensuring convenient parking for residents and visitors alike. Enjoy the convenience of flagged side access leading to the rear garden, bordered by flourishing bushes, shrubs, and a stately tree. Situated next to an excellent primary school and within close proximity to local amenities, this residence offers a harmonious blend of comfort and convenience, promising a lifestyle of ease and enjoyment. Welcome home to a property that embodies contemporary elegance and timeless charm.