



80 Moorside Avenue, Bolton

£300,000 Leasehold

Three bedroom extended semi detached property • Two reception rooms • Modern kitchen with sparkle granite worktops and integrated appliances • Downstairs W.C. • Two double bedrooms with beautiful fitted wardrobes • Modern bathroom suite with matt black power shower over the bath • Large rear garden with two Indian stone patios • EV charger on block paved driveway • Hot tub in rear garden • Walking distance to outstanding schools both primary and secondary

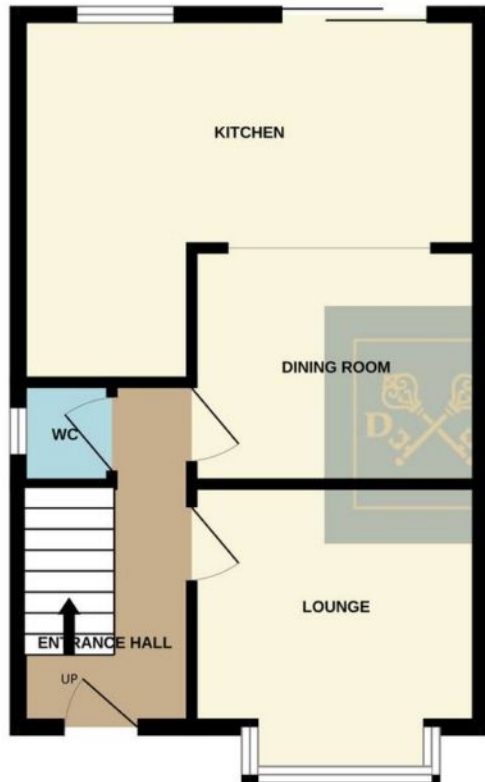




Nestled in a sought-after neighbourhood is this impressive three-bedroom semi-detached house, offering a blend of space, style, and contemporary living. The property has been extended to provide ample accommodation, including two reception rooms that offer versatile living spaces. The modern kitchen boasts sparkle granite worktops and integrated appliances, making it a culinary haven for any cooking enthusiast.

A convenient downstairs W.C. adds to the practicality of the ground floor layout. Upstairs, two double bedrooms feature beautiful fitted wardrobes, while the modern bathroom suite showcases a sleek design with a matt black power shower over the bath, ensuring a luxurious and relaxing experience.

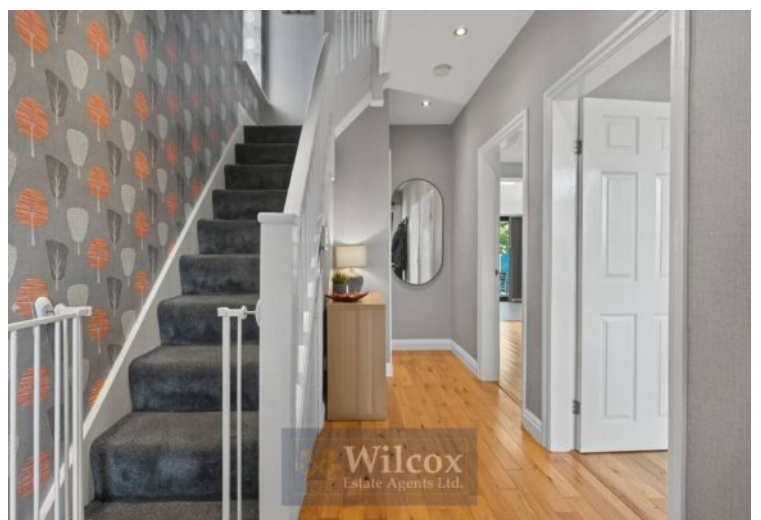
GROUND FLOOR



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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Stepping outside, the property boasts a large rear garden that is a true haven for outdoor living. Two Indian stone patios provide the perfect setting for al fresco dining and entertaining, while a hot tub offers a touch of indulgence for ultimate relaxation. The low level brick wall, lawned area, and fence panel surround enhance privacy and create a serene atmosphere. An immediate Indian stone patio area, grey decking, and additional lawned space further complement the outdoor area. The property also features a block paved driveway with an EV charger, catering to modern convenience. With its prime location within walking distance to outstanding primary and secondary schools, this property offers a truly desirable lifestyle for families seeking a blend of comfort, style, and convenience.