



26 Longford Avenue, Bolton

£175,000 Leasehold

Three Bedroom Semi-Detached • Ideal First Time Buyer Property • Great Investment Opportunity • Private Rear Garden • Close to all Local Amenities • Generous Kitchen/Diner • Box Upvc Window to Front • Large Loft Hatch with Ladder • Built In Wardrobes • Breakfast Bar



Charming 3-bed semi-detached house in sought-after area. Private garden with al-fresco dining space. Updated interior potential, off-street parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Lounge

12' 8" x 16' 2" (3.86m x 4.93m)

A spacious family room with large upvc window and vertical blinds, fully carpeted, multiple power points, central ceiling light, gas fire with surround and wall mounted radiator.

kitchen Diner

15' 9" x 11' 10" (4.80m x 3.61m)

A generous family kitchen diner with box upvc window to rear, large work tops with breakfast bar, a range if fitted base and wall units, induction hob with extractor above, sink under upvc window, storage under stairs, laminate flooring, upvc sliding doors to rear garden, central ceiling ough and wall mounted radiator.



Bedroom One

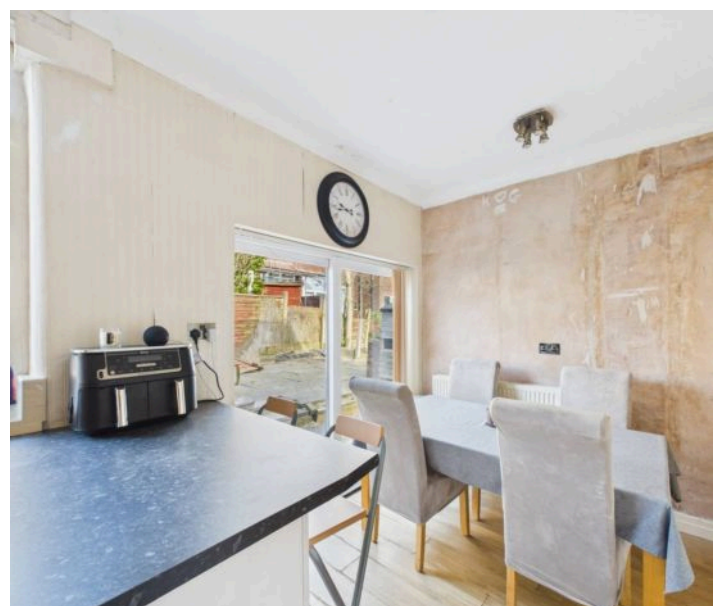
12' 1" x 9' 9" (3.68m x 2.97m)

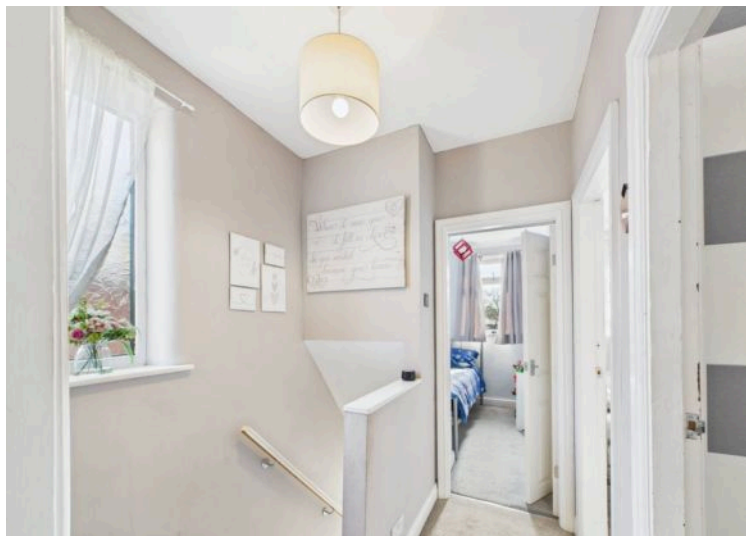
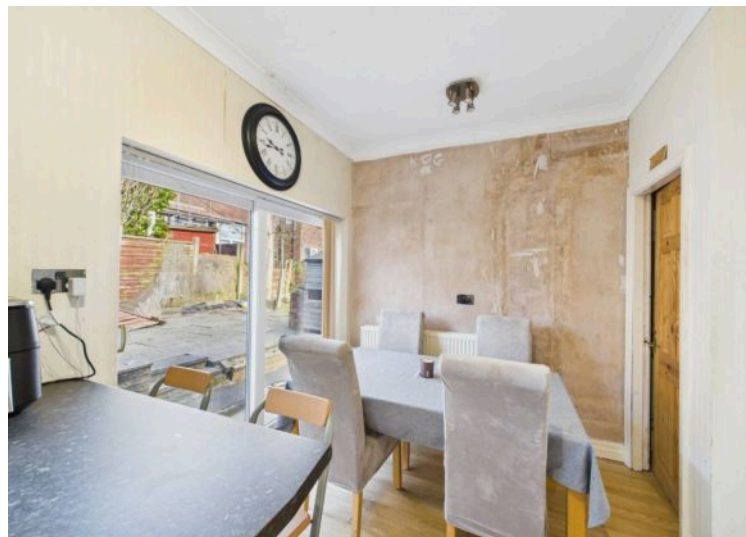
A large double room with upvc window, fully carpeted, central ceiling light, multiple power points and wall mounted radiator.

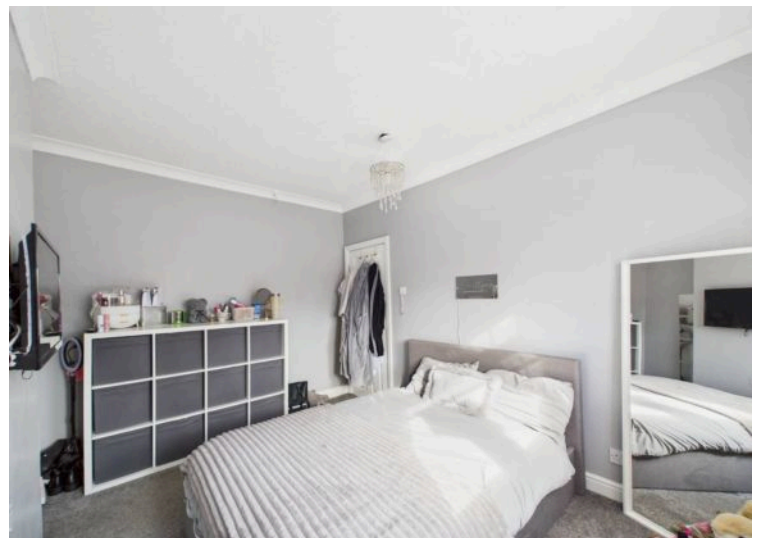
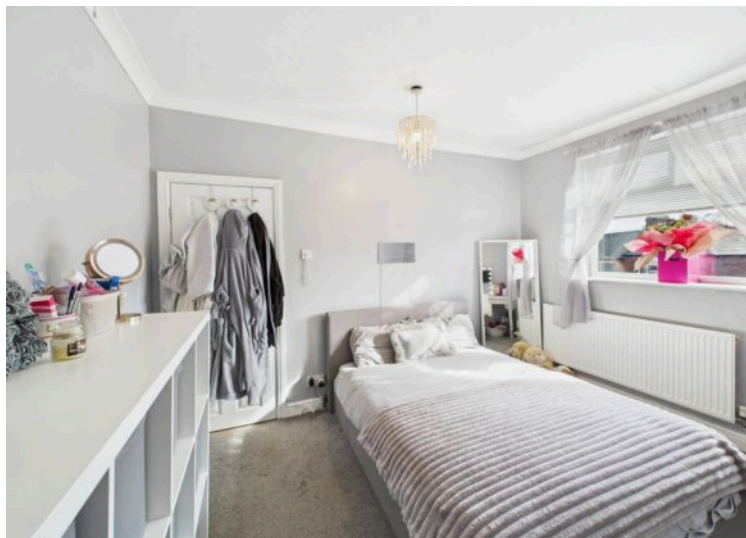
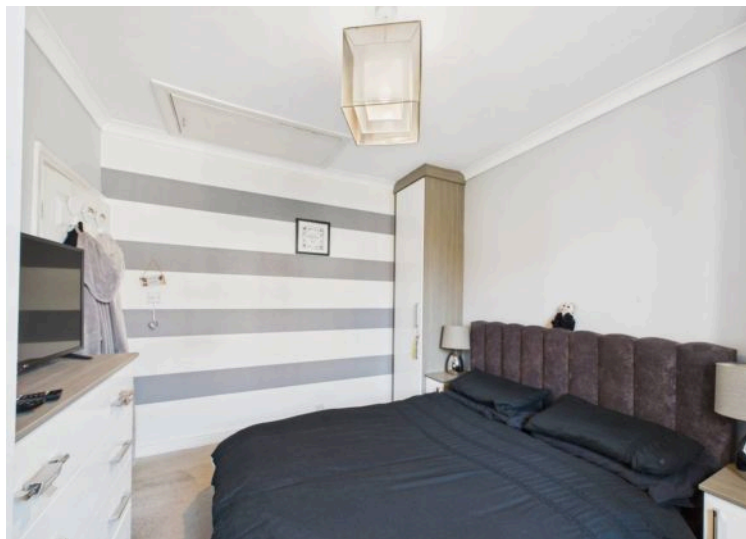
Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m)

A double room with upvc window, fully carpeted, multiple power points, central ceiling light and wall mounted radiator.









Bathroom

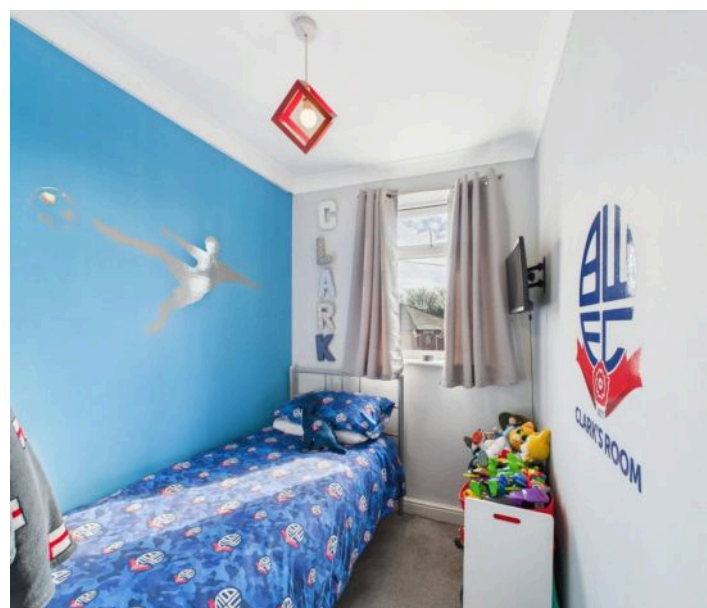
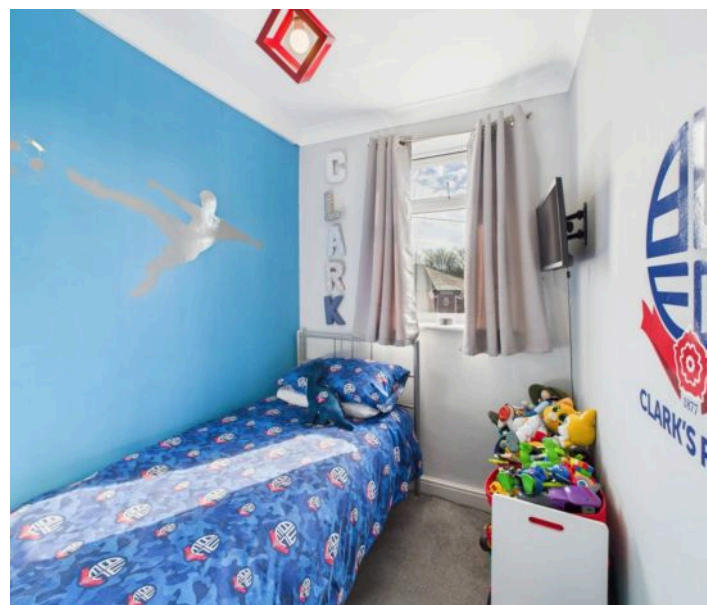
7' 6" x 5' 7" (2.29m x 1.70m)

A three piece bathroom suite with P shaped bath tube, wash basin, low level w.c, frosted upvc window, vinyl flooring and wall mounted radiator.

Bedroom Three

8' 4" x 5' 8" (2.54m x 1.73m)

A single bedroom with upvc window, multiple power points, fully carpeted, central ceiling light and wall mounted radiator.





REAR GARDEN

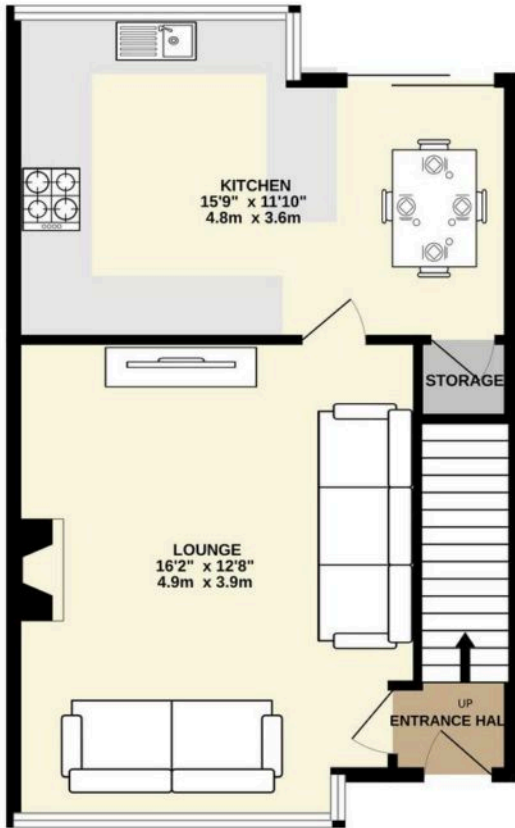
An enclosed rear garden with large flagged area ideal for al fresco dining, artificial grassed lawn, side access and external water tap.

FRONT GARDEN

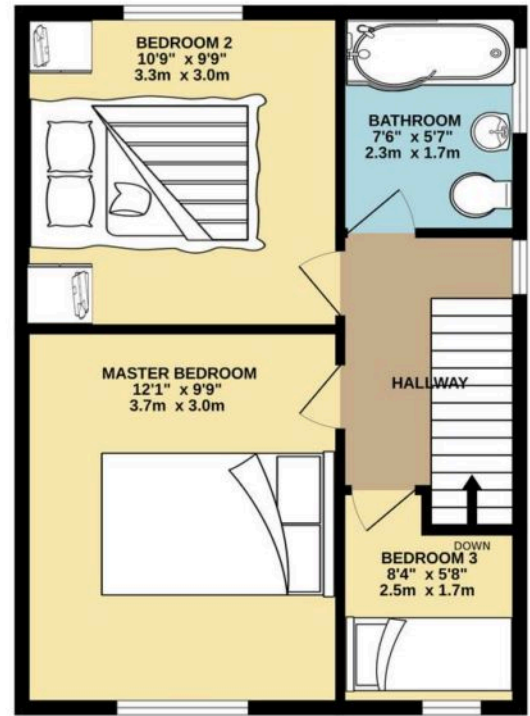
A gated tiered front garden with flagged paving for low maintenance.



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.
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.