



RESIDE

BOLTON



20 Exeter Avenue

Bolton, BL2 2NX

Asking Price £140,000



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Welcome to this charming terraced house located on Exeter Avenue in Bolton. This delightful property boasts a generous 904 square feet of living space, making it an ideal home for families or those seeking extra room to breathe.

As you enter, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The ground floor features spacious rooms that provide ample space for everyday living. The heart of the home is undoubtedly the large kitchen, which flows seamlessly into the dining area, creating a wonderful space for family meals and gatherings.

This property comprises three double bedrooms, ensuring that everyone has their own comfortable retreat. The family bathrooms is generous in size and perfect for a family offering a bath with shower over.

One of the standout features of this home is the expansive rear garden, which offers a great outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

Being in move-in condition, this property allows you to settle in without the hassle of immediate renovations. Additionally, as a freehold property, you will have complete ownership and control over your home and land.

Exeter Avenue is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it a perfect location for families. This lovely terraced house is a wonderful opportunity for anyone looking to establish their roots in Bolton. Don't miss the chance to make this house your home.

Entrance Hall

Access to the downstairs rooms and stairs up to first floor.





Lounge

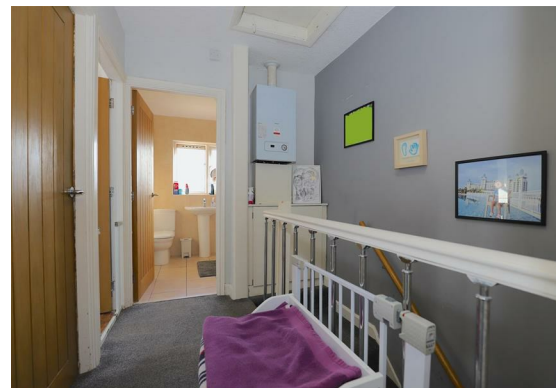
A generous lounge offering high ceilings, log burner with a stone hearth, laminate flooring and large window to front.

Kitchen/Diner

A spacious kitchen offering an abundance of wall and base units. Open plan flowing through to the dining space with additional storage under the stairs. Patio doors leading to rear garden.

Master Bedroom

A large master bedrooms, finished to a high standard with large window to the front.



Bedroom Two

A second generous double bedroom with two windows to the front.

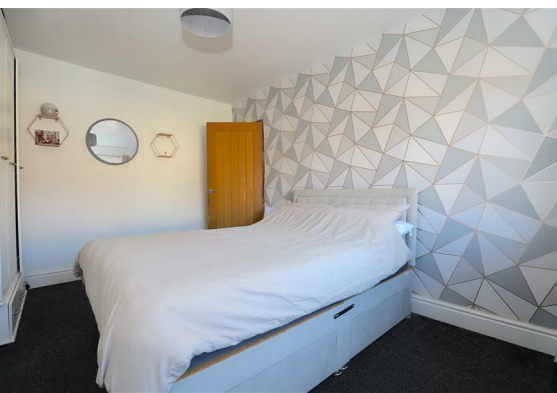
Bedroom Three

A third double bedroom with a large window overlooking the generous rear garden.

Family Bathroom

A three piece modern family bathroom offering a bath with shower over, window to rear and towel rail to side.

- Three Double Bedrooms
- One Bathroom
- Move In Condition
- Large Rear Garden
- Generous Rooms
- EPC D
- Great location for all amenities & Schools
- Great Transport links



Floor Plan

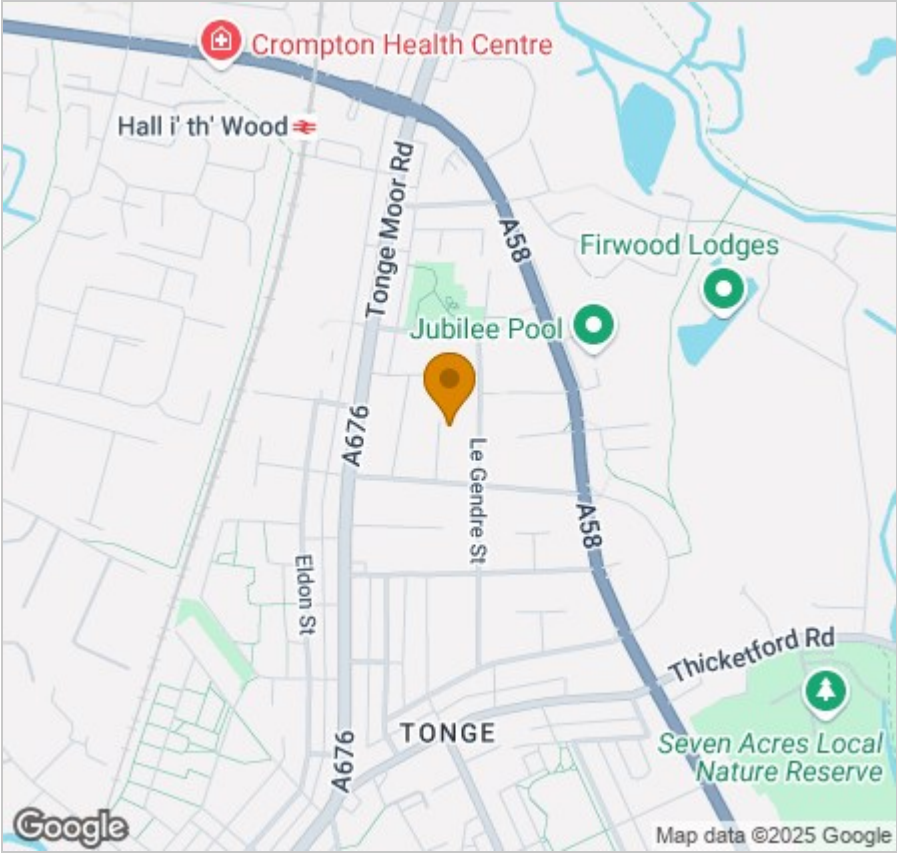


Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

