



73 Kermoor Avenue , Bolton, BL1 7HW

We are pleased to offer this individual three bedroom detached house set in large gardens enjoying open aspect to the rear. Pleasantly situated in a cul de sac position the property has the potential to extend to create a large family home. The accommodation comprises of porch, kitchen, utility room, dining room/bedroom and lounge to the ground floor with two bedrooms and bathroom to first floor. A viewing is strongly recommended to fully appreciate the size of plot and the opportunity to extend.

£345,000

73 Kermoor Avenue

, Bolton, BL1 7HW



- Lounge with Patio Doors and Feature Fireplace
- Driveway Providing Parking and Car Port to the Side
- Pleasant Open Aspect to the Rear
- Three Double Bedrooms (Bedroom Three Currently Used as Dining Room)
- Located in a Cul De Sac Position
- Three Piece Bathroom Suite in White
- Set in Large Gardens with the Potential to Extend

Open Porch

Tiled flooring.

L Shaped Kitchen

Range of fitted wall and base units with contrasting worktops incorporating single drainer sink unit. Electric hob, oven, radiator, breakfast bar, tiled flooring.

Utility Room

Fitted worktop, plumbing for washing machine, tiled floor, built in cupboard with wall mounted gas central heating boiler, rear exit door to garden.

Bedroom Three / Dining Room

Currently used as a dining room. Radiator.

Inner Hall

Original entrance hall, under stair storage cupboard, radiator, staircase to first floor.

Lounge / Dining Area

Feature fireplace with open fire, patio doors leading to rear garden, radiator.

Landing

Radiator.

Bedroom One

Range of fitted wardrobes to one wall, range of fitted drawers, range of fitted wall units, radiator.

Bedroom Two

Range of fitted wardrobes, fitted drawer unit, built in cupboard, radiator.

Bathroom

Three piece suite in white comprising of bath with shower attachment, low flush toilet, wash hand basin, tiled walls, recessed eye ball lighting, radiator.

Separate Toilet

Two piece suite in white comprising of low flush toilet and wash hand basin, radiator.

Heating

Gas central heating from the boiler in the utility room.

Outside

Driveway to the front providing parking. Car port to the side.

Gardens

The property is set on a large plot with lawned garden with hedge to the front. Split level rear

garden, well stocked with lawned and patio areas enjoying pleasant open aspect. Well stocked side garden.

PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.

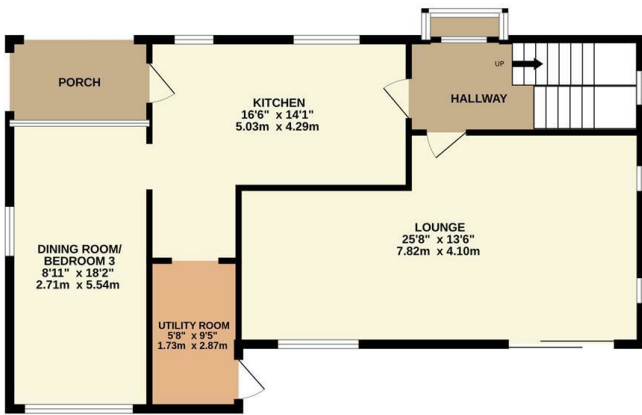


Directions

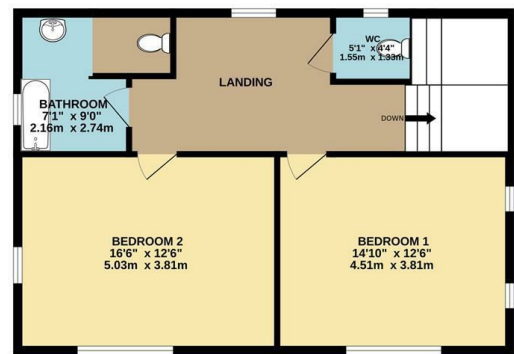


Floor Plan

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1520 sq.ft. (141.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	