



## 15 Normandale Avenue , Bolton, BL1 6BQ

Offered with vacant possession an attractive bay windowed semi detached house with single detached garage. The property is ideally situated for all local amenities being just off Chorley Old Road. The spacious accommodation comprises of entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. The property would make an excellent purchase for the growing family.

£215,000

# 15 Normandale Avenue

, Bolton, BL1 6BQ



- Lounge with Bay Window
- Double Glazed Windows / Gas Central Heating
- Single Detached Garage to the Rear
- Separate Dining Room
- Three Bedrooms
- Vacant Possession
- Kitchen with Hob and Oven
- Bathroom with Separate WC

## Entrance Hall

Radiator, staircase to first floor, understairs storage cupboard.

## Lounge

Gas log effect fire, bay window, ceiling covings, two radiators.

## Dining Room

Gas fire with back boiler, ceiling coving, ceiling rose.

## Kitchen

Range of fitted wall and base units with contrasting worktops incorporating single drainer sink unit, gas hob, oven, tiled between units, plumbing for washing machine, understairs storage area.

## Landing

## Bedroom One

Bay window, fitted wardrobes to one wall. Radiator.

## Bedroom Two

Built in wardrobe, radiator.

## Bedroom Three

Radiator.

## Bathroom

Two piece suite comprising of bath with electric shower, wash hand basin, tiled over bath, built in cupboard.

## Separate WC

Low flush toilet.

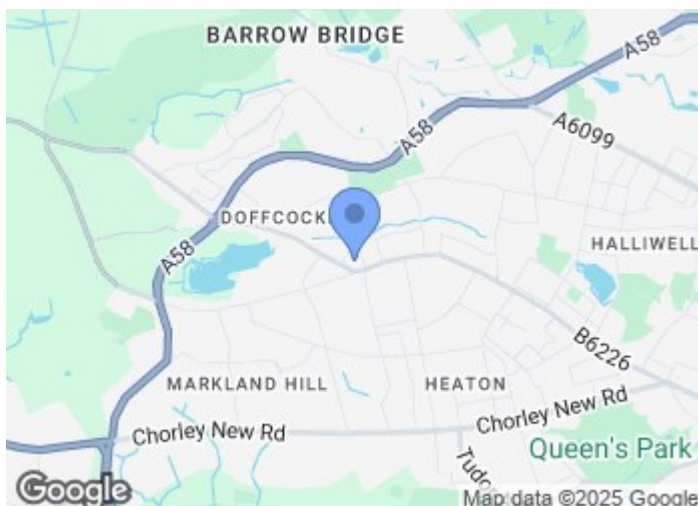
## External

Walled flagged front garden with bedding area. Fenced rear garden well stocked, lawned with patio area. Single detached garage with up and over door. Access from the rear. Separate door providing access.

## 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.



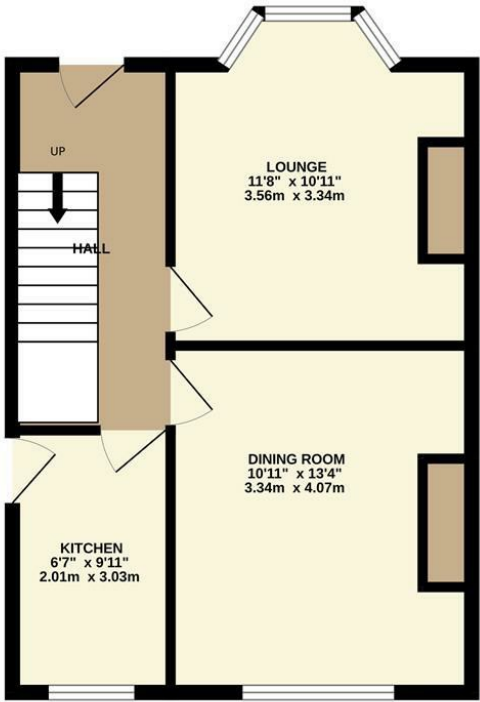
## Directions



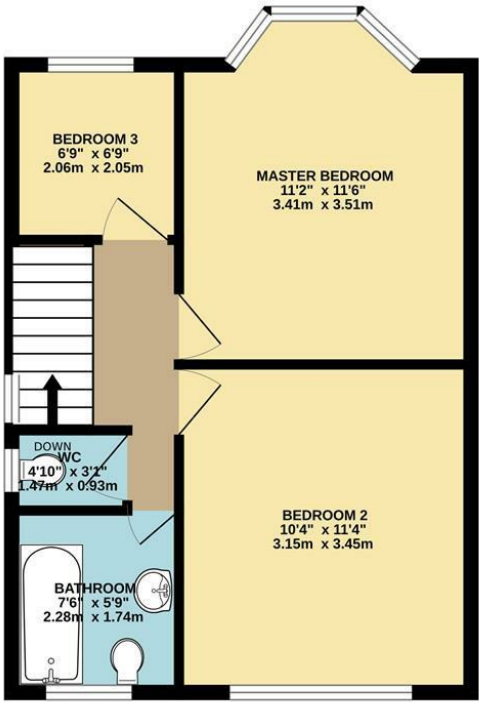


Floor Plan

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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