



21 Baysdale Avenue , Bolton, BL3 4XP

A well presented modern detached house with single integral garage. Pleasantly situated in this cul de sac position the property enjoys open aspect to the rear. Baysdale Avenue is off Beaumont Road which is ideally located being only a few minutes drive from the M61 motorway network. The well designed spacious accommodation comprises of entrance hall, lounge/dining area, fitted kitchen, three bedrooms, master bedroom with ensuite, and bathroom. Driveway to the front for three/four vehicles and enclosed garden to the rear. Ideal purchase for the growing family.

£339,950

21 Baysdale Avenue

, Bolton, BL3 4XP



- Spacious Entrance Hall
- Three Double Bedrooms
- Driveway for Three/Four Vehicles / Single Integral Garage
- Lounge / Dining Area with French Doors to Garden
- Master Bedroom with Fitted Wardrobes and Ensuite
- Enclosed Good Sized Rear Garden with Open Aspect
- Fitted Modern Kitchen in Grey
- Both Bathrooms Fully Tiled
- Ideal Purchase for the Growing Family

Entrance Hall

Staircase to the first floor, tiled flooring, recessed eye ball lighting, access to the garage, double doors leading to:

Lounge / Dining Area

Recessed eye ball lighting, double glazed French doors leading to garden. Radiator.

Kitchen

Range of modern fitted wall and base units in grey with contrasting worktops incorporating single drainer sink unit. Gas hob, oven, overhead extractor fan, built in dishwasher, wall mounted gas central heating boiler, tiled flooring, plinth electric heaters.

Landing

Access to the loft.

Bedroom One

Range of fitted wardrobes to one wall. Radiator.

Ensuite

Fully tiled comprising of shower tray with shower, low flush toilet, vanity unit, tiled flooring, extractor fan, recessed eye ball lighting.

Bedroom Two

Built in wardrobe, radiator.

Bedroom Three

Built in wardrobe, radiator.

Bathroom

Fully tiled three piece suite in white comprising of bath with shower, low flush toilet, vanity unit, built in cupboard with plumbing for washing machine, recessed eye ball lighting.

Garage

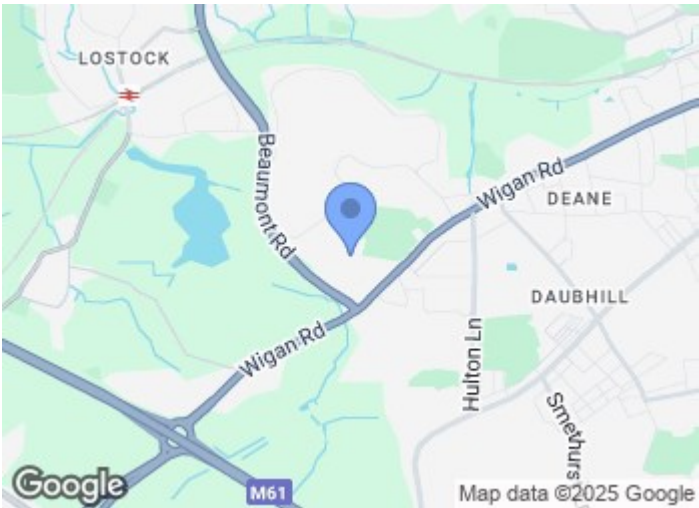
Single integral garage with up and over door, light and power.

External

Driveway to the front providing parking for three/four vehicles. Fenced rear garden with lawned and patio area enjoying open aspect.

PROPERTY MISDESCRIPTION ACT 1991.

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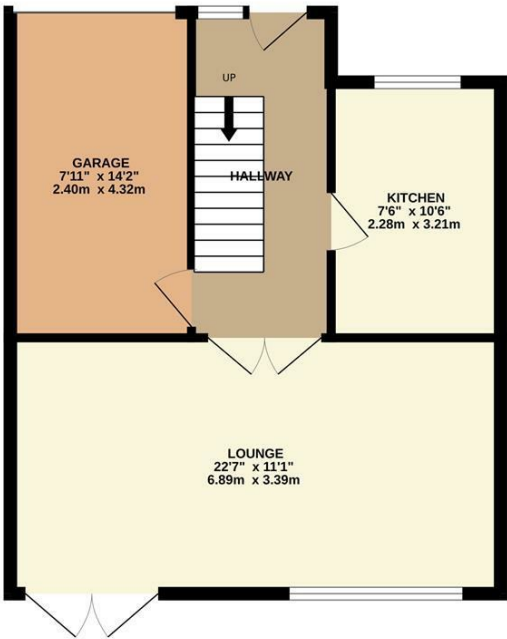


Directions

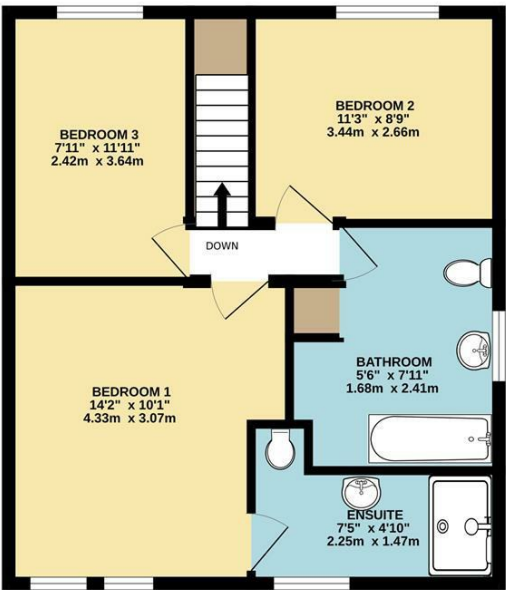


Floor Plan

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC