



19 Avoncliff Close

, Bolton, BL1 8BD

Pleasantly situated in a cul-de-sac location an attractive two bedroom detached true bungalow with single detached garage. Offered with vacant possession the property is set in good sized gardens with open aspect to the rear. The well designed internal accommodation benefits from entrance hall, lounge, conservatory, kitchen, two bedrooms and bathroom. Boarded loft area housing boiler with retractable ladder. An excellent purchase for the professional or retired couple.

£295,000

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, Bolton, BL1 8BD



- Cul-De-Sac Location
- Set in Well Stocked Good Size Gardens
- Two Double Bedrooms
- Detached True Bungalow
- Spacious Lounge
- Excellent Purchase for Professional or Retired Couple
- Driveway for Two/Three Vehicles with Detached Garage
- Double Glazed Conservatory
- Freehold

Entrance Hall

Built in cloak cupboard, built in cylinder cupboard.

Lounge

16'4 x 11'4 (4.98m x 3.45m)
Double radiator, feature gas fire, double glazed windows.

Conservatory

13'10 x 11'2 (4.22m x 3.40m)
Double glazed windows, double radiator, double French doors to the garden.

Kitchen

10' x 9'8 (3.05m x 2.95m)
Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Gas hob, oven, extractor fan, plumbing for washing machine, tiled between units, tiled floor, recessed eye ball lighting.

Bedroom One

11'4 x 11'3 (3.45m x 3.43m)
Single radiator, double glazed window.

Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)
Single radiator, double glazed window, built in cupboard.

Bathroom

Three piece suite in grey comprising of bath with electric shower, low flush toilet, wash hand basin, half tiled walls, single radiator.

Heating

Gas central heating from the boiler in the loft.

External

Driveway to the front for two/three cars providing access to single detached garage with up and over door. Open plan

garden to the front, pleasant open aspect to the rear, well stocked with lawned area.

PROPERTY MISDESCRIPTION ACT 1991.

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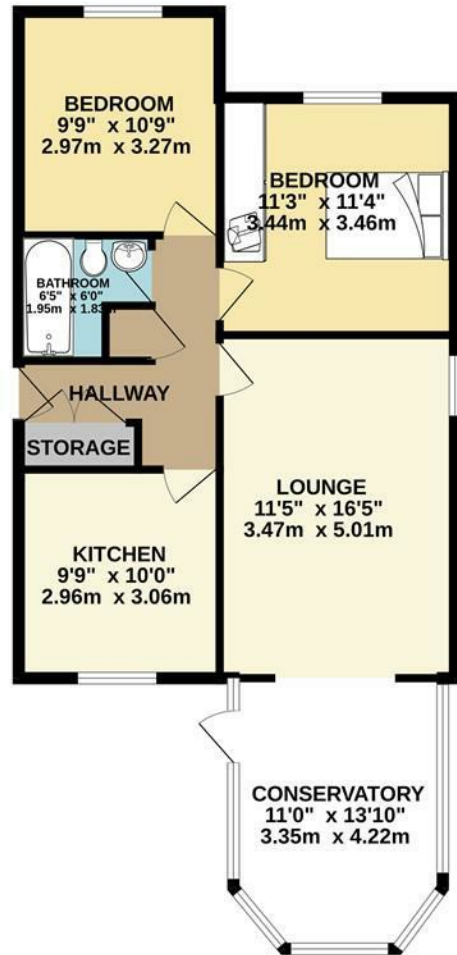
Directions





Floor Plan

GROUND FLOOR 879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	