



## 5 Malvern Avenue

, Bolton, BL1 5LZ

We are pleased to offer for sale this well presented garden fronted three bedroom mid terrace house. Located in this popular residential area the property is offered with vacant possession. The internal accommodation comprises of lounge with feature fireplace, fitted dining kitchen with built in appliances, utility room, rear porch, three bedrooms, two with fitted wardrobes and modern bathroom in white. An excellent purchase for the growing family.

£175,000

# 5 Malvern Avenue

, Bolton, BL1 5LZ



- Attractive Bay Windowed Mid Terrace House
- Lounge with Fireplace
- Three Bedrooms - Bedroom One & Two with Fitted Wardrobes
- Offered with Vacant Possession
- Dining / Kitchen with Built in Appliances
- Modern Bathroom in White
- Located in Popular Residential Area
- Utility Room
- Ideal Purchase for the First Time Buyers or Growing Family

## Vestibule

## Lounge

15'2 x 12'5 (4.62m x 3.78m)

Attractive feature Adam style fireplace with electric fire, bay window, radiator.

## Dining Kitchen

13'11 x 11'2 (4.24m x 3.40m)

Range of modern fitted wall and base units with oak contrasting worktops incorporating bowl and a half sink unit. Gas hob, oven, extractor fan, tiled between units, built in dishwasher and fridge freezer, wall mounted gas central heating boiler, radiator, staircase to first floor.

## Utility Room

9'1 x 3'7 (2.77m x 1.09m)

Range of fitted wall and base units with contrasting worktops incorporating single drainer sink unit, plumbing for washing machine.

## Rear Porch

6'9 x 5'1 (2.06m x 1.55m)

Radiator, rear door access to yard.

## Landing

## Bedroom One

9'11 x 8'9 (3.02m x 2.67m)

Range of fitted wardrobes to one wall, radiator.

## Bedroom Two

9'5 x 7'8 (2.87m x 2.34m)

Range of fitted wardrobes to one wall, radiator.

## Bedroom Three

11'2 x 6'10 (3.40m x 2.08m)

Radiator.

## Bathroom

Three piece suite in white comprising of bath with Mira shower, shower screen, low flush toilet, vanity unit with wash hand basin. Heated towel rail, radiator, extractor fan, recessed eye ball lighting.

## Heating

Gas central heating from boiler in the kitchen.

## External

Garden to the front, enclosed yard to the rear with outbuilding.

## PROPERTY MISDESCRIPTION ACT 1991.

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## Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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