



The Hawthorns Forton Avenue, Bolton

£275,000 Freehold

Three double bedroom detached traditional bungalow • Modern soft grey kitchen • Four piece family bathroom
 • Eco friendly home • Gardens on all sides of the property • Driveway for four vehicles • Wet underfloor heating
 • Thermal store that is heated via a solar thermal panel on the kitchen roof and supported by an electric panel boiler • Reduced humidity in the building and bring in fresh air from outside that is pre warmed by the stale air leaving the building. • Mechanical Ventilation with Heat Recovery (MVHR) system installed along with airtightness





This impressive three double bedroom detached bungalow offers a rare combination of traditional charm and contemporary eco-friendly features, making it an ideal home for those seeking comfort and sustainability. The property is thoughtfully designed, with a spacious layout that includes a welcoming entrance hall, a bright and airy living area, and a modern soft grey kitchen equipped with quality fittings and ample storage. The four piece family bathroom is finished to a high standard, providing both a relaxing bath and a separate shower for convenience.

The home benefits from wet underfloor heating throughout, ensuring a warm and comfortable environment all year round. A state-of-the-art Mechanical Ventilation with Heat Recovery (MVHR) system is installed, paired with exceptional airtightness, to provide fresh, pre-warmed air while reducing humidity and enhancing energy efficiency. The innovative thermal store is heated via a solar thermal panel on the kitchen roof, with additional support from an electric panel boiler. With gardens on all sides, this property offers both privacy and a strong connection to the outdoors. A generous driveway provides secure parking for up to four vehicles, making it ideal for families and guests alike.

GROUND FLOOR



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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The outside space surrounding the bungalow is beautifully landscaped and thoughtfully arranged to create a sense of tranquillity and seclusion. To the front, a driveway for two vehicles is complemented by a neatly lawned area, mature bushes, shrubs, planters, and established trees, with a flagged pathway leading to the front door. The side garden features a further lawned area, outside wall light, electric sockets for convenience, and a fence panel surround for privacy. There are also bushes, shrubs, trees, and a concrete base ready for a potential timber shed, offering excellent storage or workspace options. At the rear, a concrete pathway winds through a lawned area bordered by fence panels, outside security lighting, and an array of bushes, shrubs, trees, and planters. A dedicated storage room, measuring 1.43m by 2.63m, sits on a concrete base and includes a loft hatch for additional storage needs. The gardens provide a perfect setting for outdoor entertaining, gardening, or simply relaxing in peaceful surroundings, making this property a truly exceptional offering in today's market.