



Chetwyn Avenue

Bolton, BL7 9BW

Offers around £225,000



NO CHAIN! Two-Bedroom Bungalow in Bromley Cross

Situated in a popular and convenient location in Bromley Cross, this two-bedroom semi-detached bungalow offers well-proportioned accommodation all on one level, together with a spacious conservatory and a private driveway. The property presents an excellent opportunity for buyers looking to downsize, first-time buyers, or those seeking a home with plenty of potential to make their own.

The accommodation is arranged around a central hallway and comprises a welcoming entrance hall, a spacious lounge, a fitted kitchen, two bedrooms and a shower room. To the rear, the conservatory provides a further reception space overlooking the garden, ideal for relaxing or entertaining. Externally, the property benefits from a front lawn, driveway parking and an enclosed garden to the rear.



The Living Space

The property is entered via the front entrance hall, which provides access to the main living accommodation and creates a practical introduction to the home.

The lounge is a generous reception room, offering plenty of space for both seating and everyday relaxation. A feature fireplace provides a focal point, while the large front-facing window allows natural light to flow into the room. The proportions offer flexibility for a variety of furniture arrangements, making this a comfortable space to unwind or entertain guests.

The kitchen is a good-sized, functional space fitted with a range of wall and base units, complemented by generous worktop areas. There is room for the usual freestanding appliances, with the current layout providing a practical arrangement for day-to-day cooking. The kitchen offers scope for a new owner to personalise or modernise to suit their own tastes and requirements.

Adding further appeal is the spacious conservatory to the rear. With extensive glazing and views towards the garden, this is a versatile additional reception area that can be enjoyed throughout the year, whether as a sitting room, hobby space or somewhere to enjoy a morning coffee.

The Bedrooms & Shower Room

The bungalow offers two well-proportioned bedrooms, both conveniently located on the ground floor, making the layout particularly appealing for those seeking single-level living.

The principal bedroom is a comfortable double room with ample space for bedroom furniture. The second bedroom is also a useful room, ideal as a guest bedroom, a home office or for accommodating family members, depending on the needs of the next owner.

The shower room is fitted with a shower enclosure, wash basin and WC, providing practical facilities for everyday use.

The Outside Space

Externally, the property enjoys an attractive front garden with a lawn and established planting, creating a pleasant approach to the bungalow. A paved driveway to the side provides convenient off-road parking.

To the rear, the conservatory opens up further possibilities for enjoying the outdoor space. The garden offers scope for seating, planting and outdoor entertaining, with the added benefit of a garden shed providing useful storage space. There is also potential for a new owner to enhance the garden to suit their own preferences.

The Location

Chetwyn Avenue is situated in the well-established residential area of Bromley Cross, Bolton, a popular location offering a balance of residential surroundings and convenient access to local amenities.

Bromley Cross village provides a range of everyday facilities all within walking distance , including shops, cafés and local pubs, while the wider Bolton area offers further shopping, leisure and recreational opportunities. The area is also well placed for access to local schools and transport links, making it a practical choice for a range of buyers.

With its convenient location, manageable accommodation and the benefit of a conservatory and driveway parking, this bungalow represents an appealing opportunity for anyone looking for a home with potential in a sought-after part of Bolton.

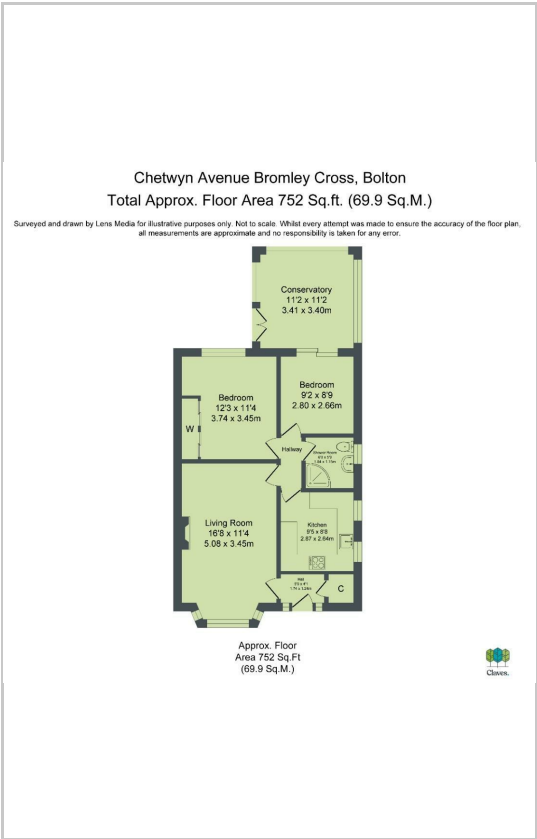
The Specifics

Council Tax: B
Tenure: Leasehold
Ground Rent: £4 every 6 Months

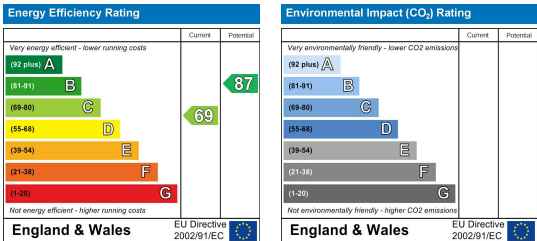
Area Map



Floor Plans



Energy Efficiency Graph



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