



13 Whitland Avenue, Bolton  
£535,000

**Miller Metcalfe**  
*Every step of the way*

# 13 Whitland Avenue

Bolton, Bolton

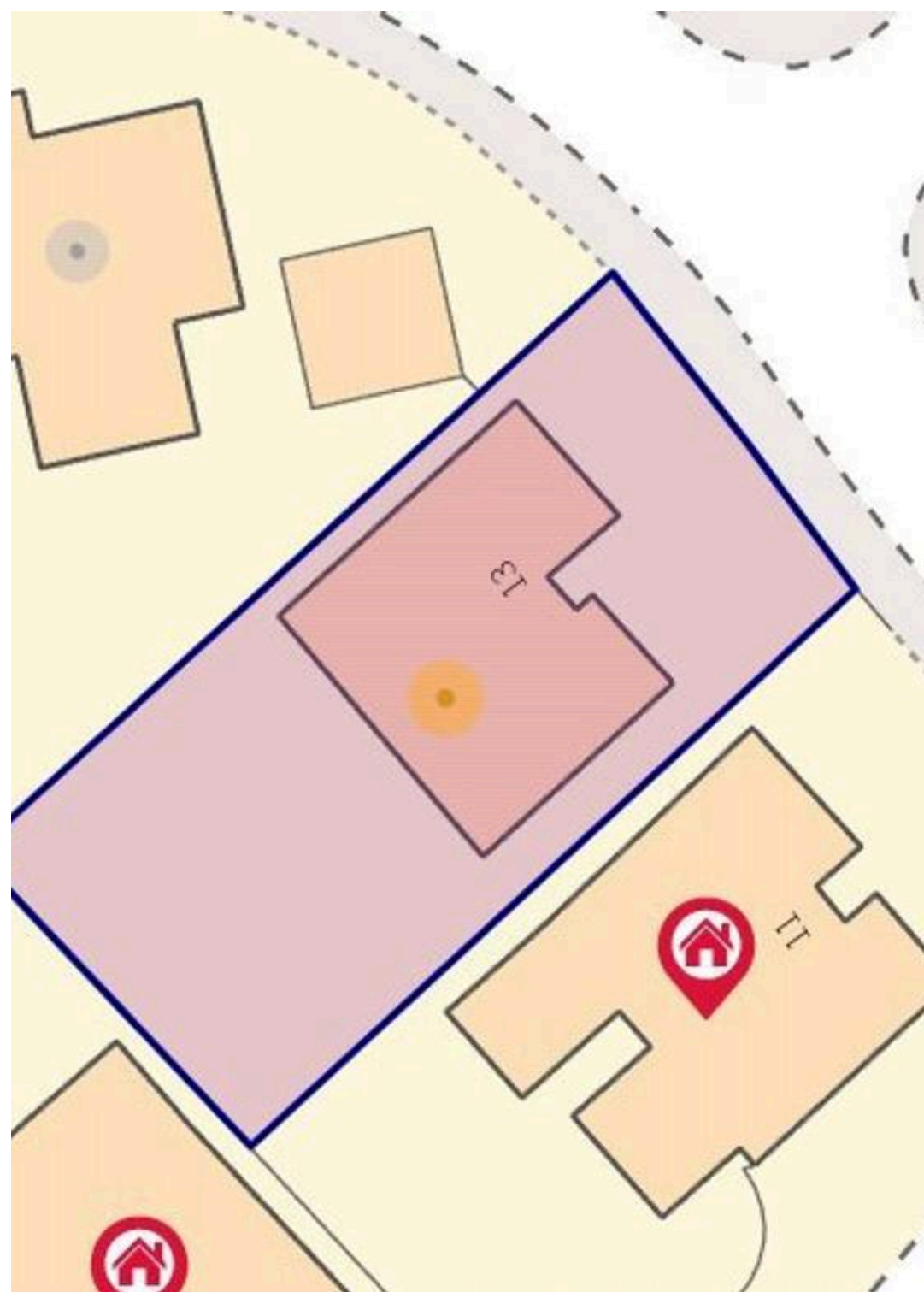
Set in a pleasant cul-de-sac position on a popular residential estate, this former Redrow modern four bedroom detached house offers a fantastic environment for growing families, and has to be on any shortlist to view. The accommodation offers ample living space with four bedrooms, the master boasting en-suite shower room. The property also features a lounge with feature fireplace and living flame gas fire, office, the dining room opens into the garden. A fitted kitchen with range of integrated appliances, this is complemented by a utility room. The ground floor accommodation is completed by an entrance hall with a useful cloakroom/wc. To the first floor the galleried landing is a particular feature. All four bedrooms are double bedrooms and the master and bedroom 2 boasts fitted furniture. There is also a three piece family bathroom. Outside the landscaped southwest facing rear garden is a lovely private and enclosed area, ideal for child's play, with gated access to the rear of the property . Off street parking is plentiful, with a double width driveway leading to a fully powered integral double garage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



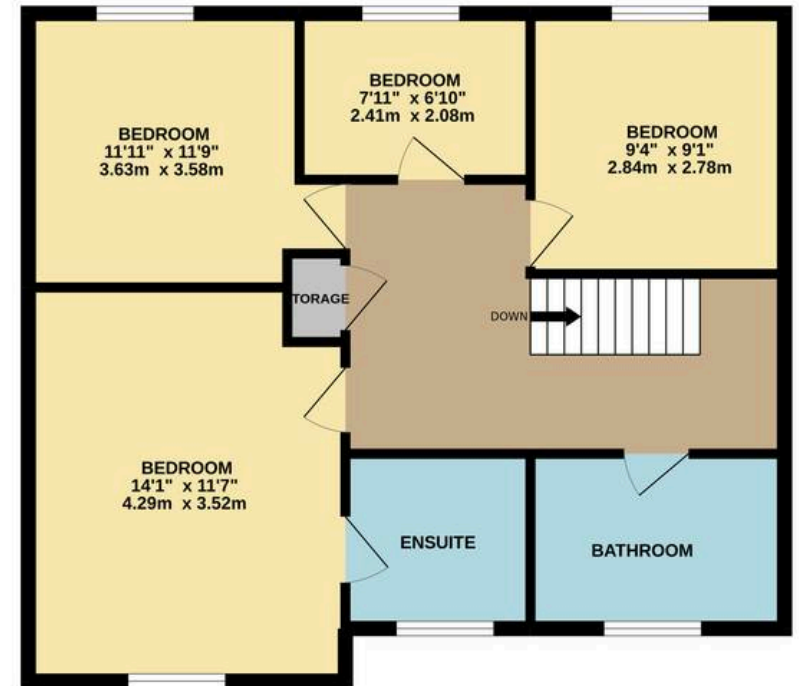




GROUND FLOOR  
1039 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.6 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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