

DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

13 Southgrove Avenue, Bolton, BL1 7HG

Welcome 13 Southgrove Avenue...A beautifully presented semi-detached family home, located in Sharples close to many local amenities. Briefly comprising of an open lounge and dining room, kitchen, three well-proportioned bedrooms and a modern three-piece bathroom. Externally, there are both front and rear gardens and a driveway for convenient parking. Recently renovated by the current owners, this property is ready for you to just move in, unpack your bags and start to enjoy!

A Closer Look...

Step into the welcoming entrance hallway, the first room to discover is the spacious open-plan lounge and dining area. The lounge features a large front bay window overlooking the front garden, while a charming feature fireplace creates a warm and inviting atmosphere. Flowing into the dining room, this space offers ample room for a dining table and features a second fireplace, as well as patio doors that open up to the rear garden. This open-plan layout provides the perfect setting for entertaining guests and relaxed family evenings. To the end of the entrance hallway, there is a useful understairs storage cupboard with built-in venting, ideal for housing a tumble dryer, along with a convenient side door that leads to the rear garden. The recently fitted kitchen has been stylishly finished with contemporary stone-grey wall and base units, complemented by oak worktops and a breakfast bar — the perfect spot to enjoy your morning coffee. Integrated appliances include a dishwasher, oven, gas hob and extractor hood, with additional space provided for a washing machine and fridge freezer.

Off to Bed...

Upstairs, there are three well-proportioned bedrooms and a stylish three-piece family bathroom. The landing also provides access, via loft hatch to a boarded loft space, offering additional storage space. The spacious master bedroom is positioned to the rear of the property and features a bay window overlooking the rear garden, allowing for plenty of natural light. Bedroom two is a generous double room, while bedroom three is a well-sized single and could be ideal as a child's bedroom or even a home office. The recently fitted family bathroom has been finished to a high standard and comprises a P-shaped bath with both overhead and handheld shower fittings, WC, wash basin, chrome heated towel rail and a useful built-in storage cupboard.

Step Outside...

To the rear of the property is a landscaped garden, renovated by the current owners to create an outdoor space for both relaxing and entertaining. A patio area offers the perfect setting for outdoor furniture and al fresco dining, while a fenced lawn provides a safe and secure area for children to play. The garden is bordered by mature shrubs and ample space for gardening. A second stone patio provides space for additional seating or entertaining, while an outside tap adds convenience. A side gate also offers access to the low-maintenance front garden and driveway.

Out and about...

Located in a sought-after location of Sharples, close to all local amenities including good schools, shops, pubs, restaurants, leisure facilities and transport links. At the top of this estate there is access to playing fields to take the kids or walk the dog! It is also close to open countryside for outdoor pursuits and a variety of great walks.

£295,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



- Impressive Semi Detached House
- Lounge
- Dining Room
- Extended Kitchen
- Three Bedrooms
- Three-Piece Bathroom
- Fabulous Gardens/Driveway
- Desirable Location At Sharples
- Close To All Amenities
- Viewing Highly Advised

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Front Elevations



Entrance Hall



Lounge





Dining Room



Extended Kitchen



Extended Kitchen



First Floor

Master Bedroom



Bedroom Two



Bedroom Three



Three-Piece Bathroom



Rear Garden



Front Garden And Driveway



Surrounding Area



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property