



33 Park Avenue, Bolton

£260,000 Leasehold

Fully renovated three double bedroom semi detached property • Brand new kitchen with centre island and integrated appliances • Modern three piece bathroom • Beautiful landscaped garden to the front • Beautifully rendered property • Two reception rooms • Cellar which is currently being used as a bedroom • Walking distance to Thornleigh, Sharples and Smithills secondary schools • Two minute walk to Asda • Astley Bridge Park is across the road

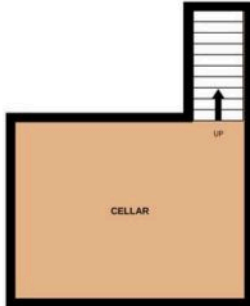




Presenting a superbly renovated three double bedroom semi detached home, this property offers a harmonious blend of contemporary style and comfortable living, perfectly suited for families and professionals alike. Upon entering, you are welcomed by a spacious hallway that leads to two generously proportioned reception rooms, ideal for both relaxing and entertaining guests. The heart of the home is the brand new kitchen, thoughtfully designed with a striking centre island and an array of integrated appliances, providing a seamless culinary experience and ample space for casual dining or gatherings.

The modern three piece bathroom is finished to a high standard, featuring sleek fixtures and a clean, neutral palette. All three bedrooms are well sized doubles, offering flexibility for family living, guest accommodation, or home working, while the cellar (currently utilised as an additional bedroom) provides valuable extra space that could be adapted to suit a variety of needs, such as a home office, gym, or playroom. The property's exterior is beautifully rendered, creating a striking first impression and enhancing its kerb appeal, while the landscaped garden to the front further elevates the sense of arrival.

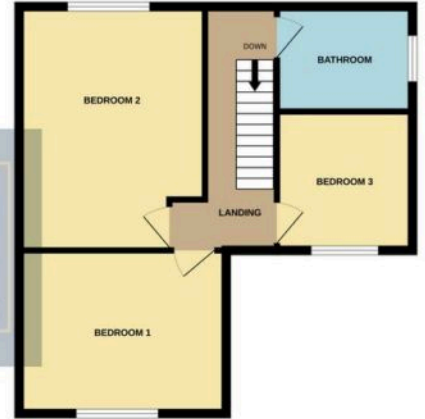
BASEMENT



GROUND FLOOR



1ST 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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