



## 7 Kingwood Avenue , Bolton, BL1 5JA

We are pleased to offer for sale this well presented three bedroom semi detached house with single detached garage. Pleasantly situated in this popular residential area the property provides excellent family accommodation. The well designed layout comprises of porch, entrance hall, downstairs w/c, lounge with fireplace, separate dining room, breakfast kitchen with appliances, three bedrooms, master bedroom with fitted wardrobes, and fully tiled modern bathroom in white. Externally the property is set in good size gardens with a driveway for two cars and single detached garage. An internal viewing is strongly recommended to fully appreciate the property.

£340,000

# 7 Kingwood Avenue

, Bolton, BL1 5JA



- Double Glazed Porch
- Modern Breakfast Kitchen with Built in Appliances
- Single Detached Garage with Driveway for Two Cars
- Popular Residential Area
- Downstairs W/C
- Three Bedrooms - Master Bedroom with Fitted Wardrobes
- Good Size Well Stocked Gardens
- Lounge with Feature Fireplace
- Modern Fully Tiled Bathroom Suite in White
- Excellent Purchase for the Growing Family

## Porch

Tiled flooring, eye ball lighting.

## Entrance Hall

Timber flooring, radiator, staircase to first floor.

## Downstairs W/C

Two piece suite in white comprising of wash hand basin, concealed toilet, double radiator.

## Lounge

Attractive feature marble fireplace with gas fire, radiator, ceiling coving.

## Dining Room

Radiator, ceiling coving.

## Extended Kitchen

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Five ring gas hob, electric oven, built in fridge freezer, built in

dish washer, built in washer and dryer.

Overhead extractor fan, tiled between units, breakfast bar, radiator.

## Landing

Access to the loft.

## Bedroom One

Fitted wardrobes to one wall with drawer unit. Radiator.

## Bedroom Two

Built in wardrobe, radiator.

## Bedroom Three

Radiator.

## Bathroom

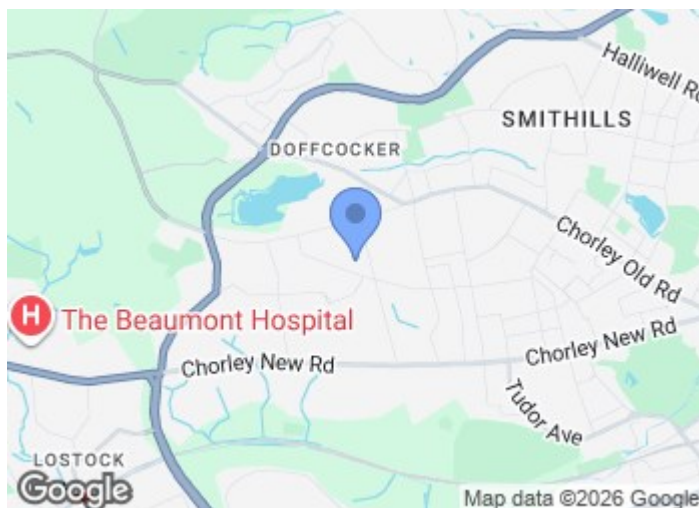
Three piece suite in white comprising of bath with Mira shower, concealed toilet, wash hand basin, fully tiled walls, towel rail, underfloor heating, recessed eye ball lighting, built in cupboard with wall mounted gas central heating boiler.

## External

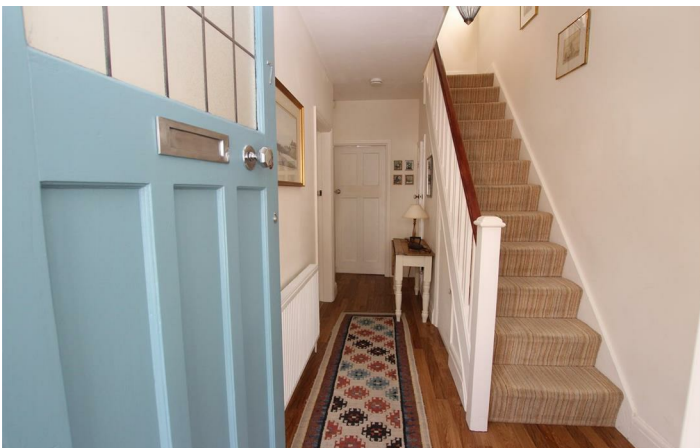
Walled front garden with lawned area. Driveway for two cars leading to single detached garage. Fenced well stocked rear garden, lawned and patio area.

## PROPERTY MISDESCRIPTION ACT 1991.

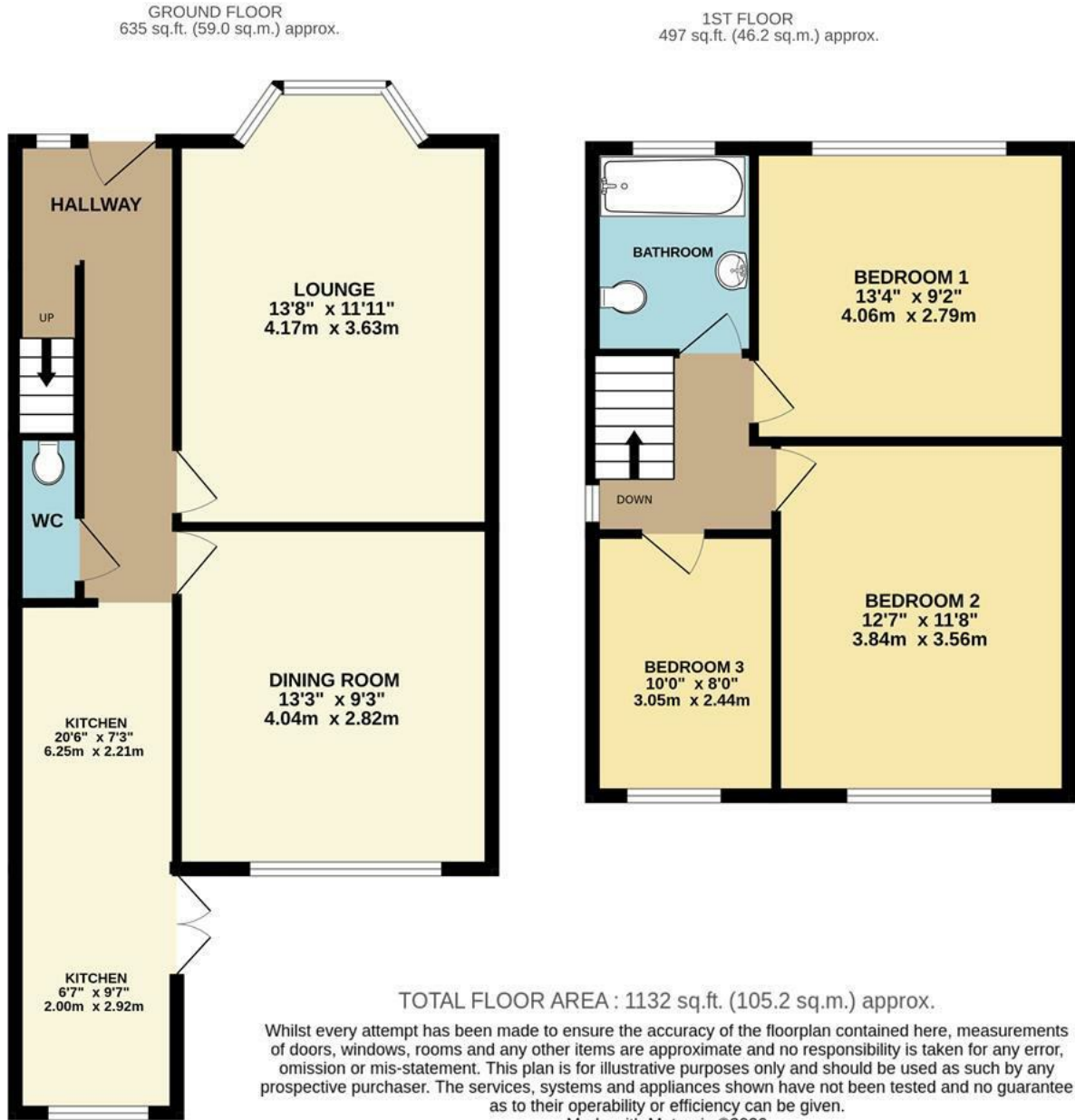
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## Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>	<b>61</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	