



24 Garstang Avenue, Bolton

£190,000 Freehold

Three bedroom mid terrace property • Modern kitchen with copper accents and integrated appliances • Three piece bathroom suite with power shower over the bath • Bespoke tiled chimney breast • Conservatory • Separate garage to rear which could be used for a multitude of uses • Driveway for one vehicle • Walking distance to local amenities including Aldi and Home Bargains • Close to outstanding schools both primary and secondary • Walking distance to Leverhulme Park

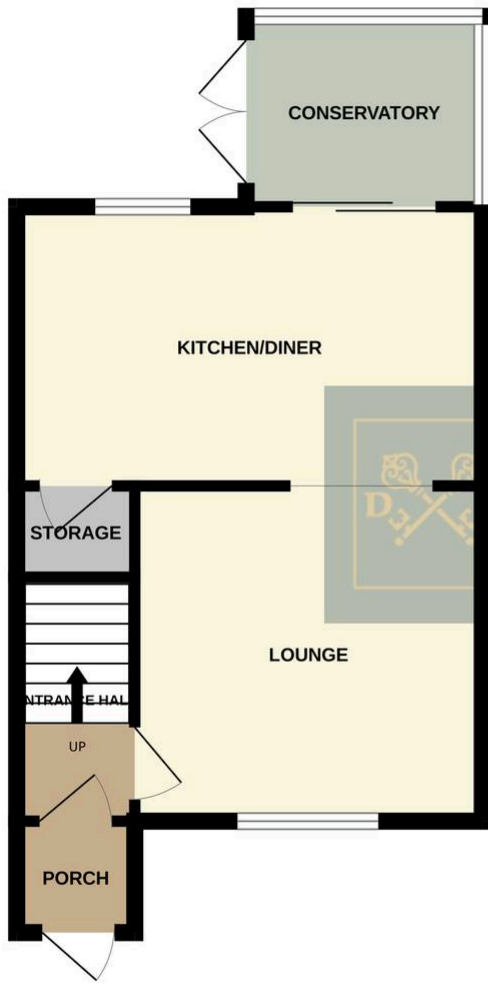




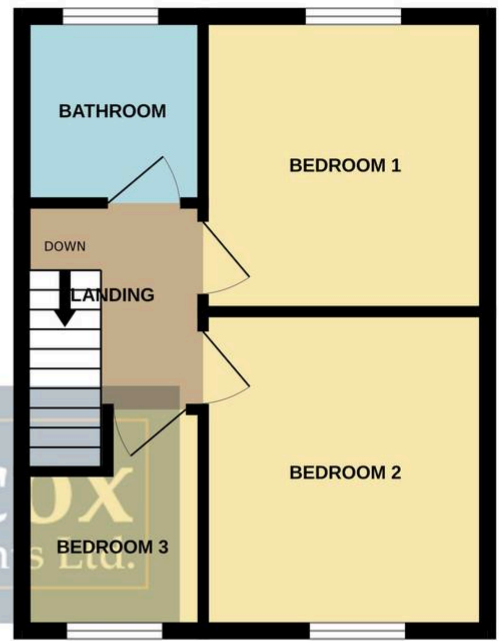
This beautifully presented three bedroom mid terrace house offers a stylish and contemporary living environment in a highly sought-after location. Upon entering the property, you are greeted by a welcoming hallway that leads to a spacious lounge featuring a bespoke tiled chimney breast, creating a striking focal point for the room. The modern kitchen is thoughtfully designed, boasting copper accents, integrated appliances and ample storage, making it ideal for both every-day family meals and entertaining guests. The property further benefits from a bright conservatory, providing an additional versatile living space that can be enjoyed year-round. Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation and plenty of natural light.

The family bathroom is fitted with a sleek three piece suite and features a power shower over the bath for added convenience. This home is within walking distance of local amenities, including Aldi and Home Bargains, and is close to outstanding schools at both primary and secondary level. Leverhulme Park is also just a short stroll away, providing excellent opportunities for outdoor recreation and family walks. To the rear, a separate garage presents a multitude of uses, whether as secure parking, a home gym or additional storage. The property also benefits from a driveway with space for one vehicle, ensuring convenient off-road parking.

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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The outside space is both practical and appealing, beginning with a wrought iron gate and low level brick wall that provide a secure and welcoming entrance to the home. The imprinted concrete driveway not only offers parking for one vehicle but also adds a modern and low-maintenance finish to the front of the property. The rear of the home provides access to the separate garage, which is situated for easy entry and versatility of use. The garden area is designed to be both functional and easy to maintain, offering space for outdoor seating, play or gardening. This property is ideally positioned for those seeking a balance between comfortable, modern living and convenient access to local amenities, schools and green spaces. Whether you are a growing family, a first time buyer or someone looking to downsize without compromising on quality, this home represents an excellent opportunity to secure a property in a popular and well-connected area. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.