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5 NEWLANDS AVENUE  
Bolton, BL2 5EX  
Auction Guide £150,000



# 5 NEWLANDS AVENUE

## Property at a glance

- A SPACIOUS REFURBISHED SEMI DETACHED HOME
- LOCATED ON A CORNER PLOT
- DRIVEWAY & GARDENS
- TWO DOUBLE BEDROOMS
- WELL PLACED FOR BURY & BOLTON CENTRES
- NO ONWARD CHAIN

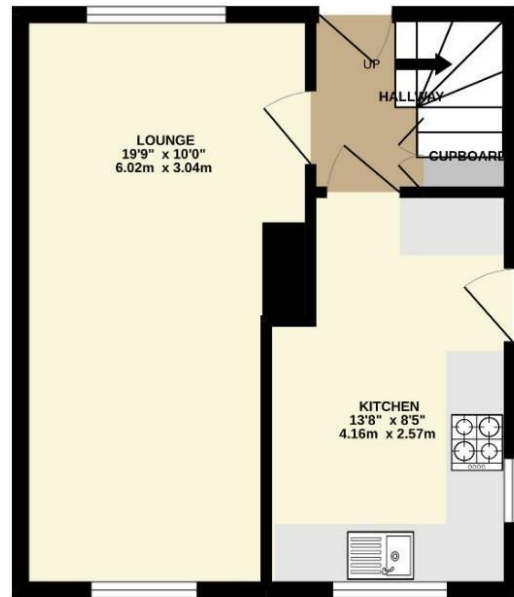
A refurbished semi detached property located on a corner plot with two double bedrooms. This spacious home is in walk in condition and would be ideal for first time buyers or downsizers alike. Externally the property is on a corner plot with gardens to three sides and a driveway to the front. Internally the property is gas central heated and double glazed and comprises two double bedrooms, family bathroom, lounge, kitchen and hallway. Viewing is highly recommended to appreciate the size and condition of accommodation on offer. The property has a good selection of local amenities including schools, shops and leisure facilities including Breightweight golf course. There are good public transport links and also good access to Bury, Bolton and the North West motorway network with Crompton Way and Bury Road both close by.



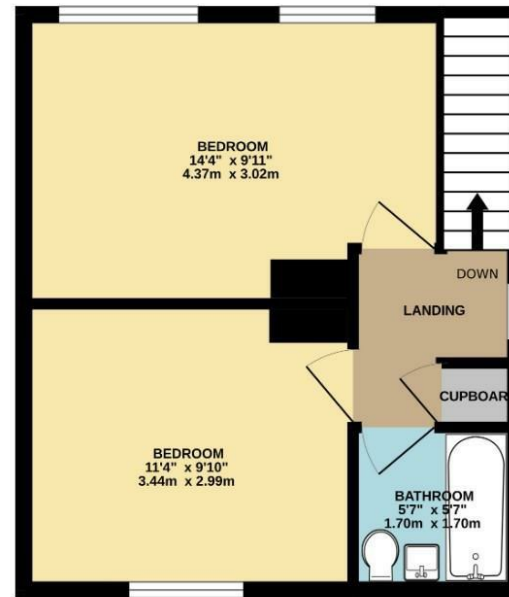




GROUND FLOOR  
329 sq.ft. (30.5 sq.m.) approx.

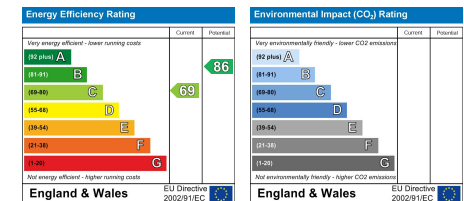


1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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