



## Southgrove Avenue

Bolton, BL17HG

Early viewing highly recommended as this property is sure to generate high levels of interest. Situated at the top of a sought after Avenue in the ever popular Sharples area, with local amenities and schools nearby. One of the main selling points is the generous corner plot providing good sized gardens to the side and rear, this would provide an ideal opportunity for someone to further extend the property ( subject to relevant planning permission). This mature semi detached house has been extended in the past and is well maintained although one may choose to update to your individual tastes. Accommodation briefly comprises of Vestibule, entrance hall, lounge, dining room, kitchen, study, garden room, first floor, three bedrooms, three piece shower room. A driveway leads to the garden at the front. Due to the level of interest anticipated, we are looking at clients in a position to proceed to register their interest.

**Offers around £245,000**

# Southgrove Avenue

Bolton, BL17HG



- Extended Mature Semi Detached House
- Hall, Lounge, Dining Room, Kitchen, Study, Garden Room
- Requires Some Upgrading to Allow a Buyer To Put Their Own Stamp On The Property
- Large Corner Plot with Potential to Further Extend (subject to planning permission)
- Three Bedrooms, Three Piece Shower room
- Early Viewing Highly Recommended As High Level Of Interest Expected
- Sought After Sharples Location
- Good Sized Rear & Side Gardens, Garage
- Must Be In A Position To Proceed With No Upward Chain.

## Entrance Vestibule

## Hallway

## Lounge

14'9" x 11'8" (4.50m x 3.56m)

## Dining Room

15'6" x 11'8" (4.72m x 3.56m)

## Kitchen

15'9" x 6'3" (4.80m x 1.91m)

## Study

9'3" x 8'7" (2.82m x 2.62m)

## Garden Room

8'10" x 8'6" (2.69m x 2.59m)

## First Floor

## Bedroom One

14'9" x 11'1" (4.50m x 3.38m)

## Bedroom Two

15'3" x 10'8" (4.65m x 3.25m)

## Bedroom Three

7'9" x 6'9" (2.36m x 2.06m)

## Three Piece Shower Room

## Outside



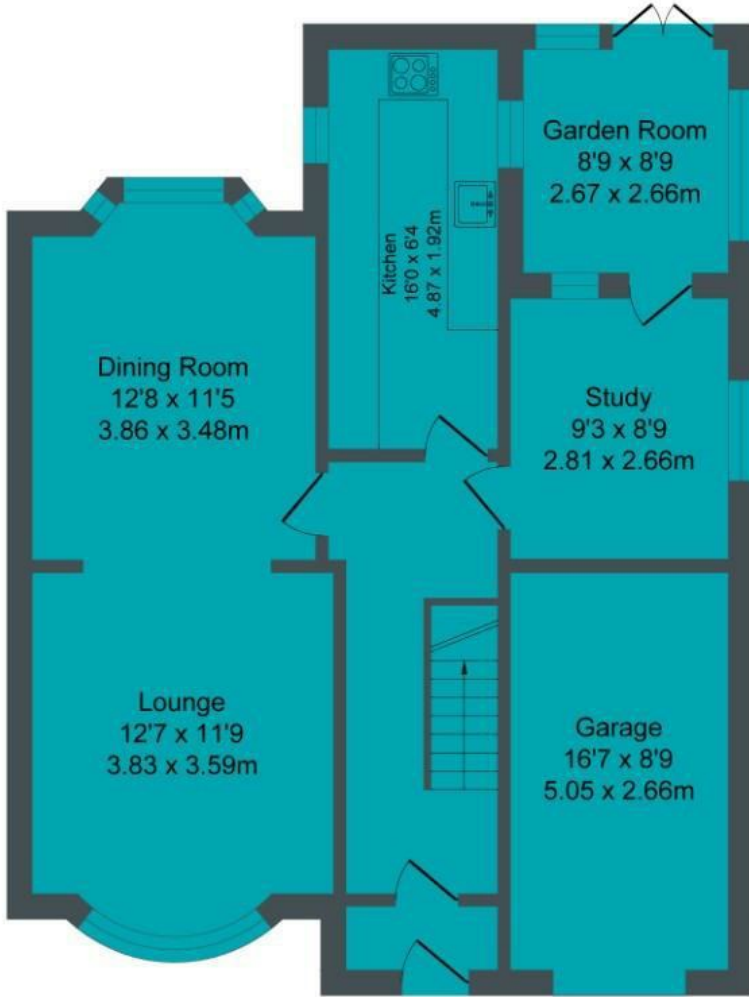


Floor Plan

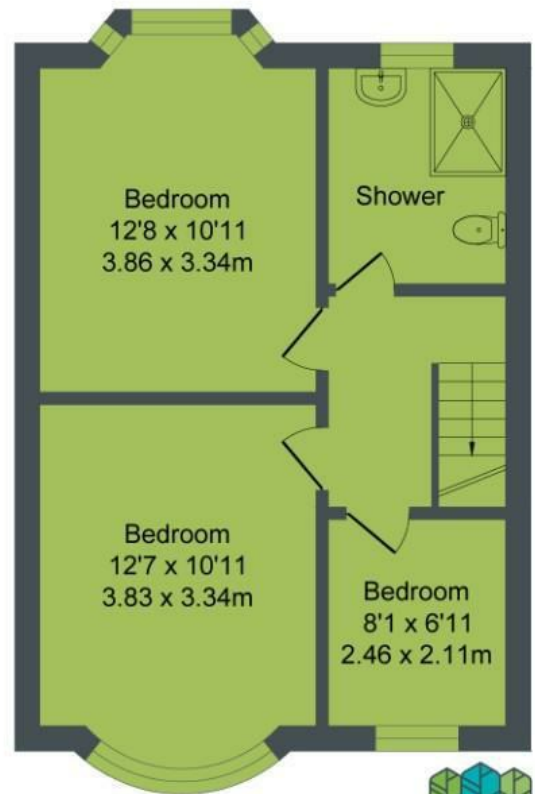
## Southgrove Avenue, Sharples

### Total Approx. Floor Area 1358 Sq.ft. (126.2 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
 Approx. Floor Area 875 Sq.Ft (81.3 Sq.M.)



**First Floor**  
 Approx. Floor Area 483 Sq.Ft (44.9 Sq.M.)



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.

Energy Efficiency Rating		Current	Potential
(92 plus) A	(81-91) B	(69-80) C	(55-65) D
(41-49) E	(31-39) F	(1-20) G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		78	58
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92 plus) A	(81-91) B	(69-80) C	(55-65) D
(41-49) E	(31-39) F	(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**Claves.**

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