



## Hillside Avenue

Bolton, BL7 9NG

Offers around £275,000



Situated in the well established and sought after location of Hillside Avenue, Bromley Cross, this three-bedroom semi-detached property is ideal if you are in search of somewhere that you can upgrade and make your own.

A brief overview of the property comprises a lounge and kitchen-diner, downstairs WC, and upstairs are three bedrooms and family bathroom.

Externally the property benefits from a private drive and walled front garden, as well as a private and substantial garden to the rear, featuring a small outbuilding and covered area next to the kitchen too.

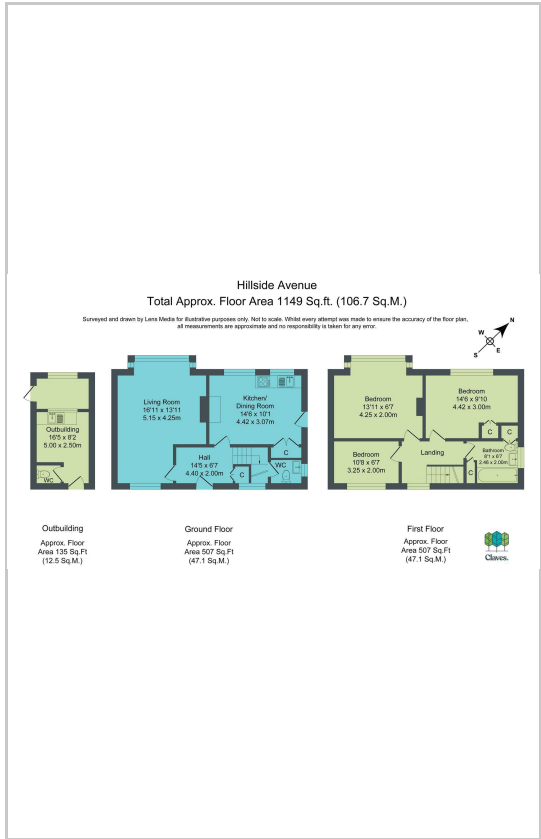
Downstairs a lounge and kitchen-diner offer a great opportunity to knock through and create a desirable and modern open plan living space, and owing to its generous back garden with outbuilding the house also lends itself to extending/creating further living space at the rear (subject to planning regulations). A spacious hallway sits in the centre of the home with access to a downstairs WC.



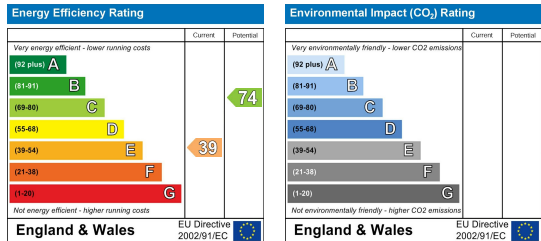
## Area Map



## Floor Plans



## Energy Efficiency Graph



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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