



Claves.



Balmoral Avenue

Bolton, BL1 5UY

Offers over £310,000



Situated on a recently built development in Heaton, this four-bedroom detached property is conveniently placed for family life. Before we walk through the finer details, a quick overview of the floor plan includes an open plan living room, kitchen, converted garage fitted out as a home bar, downstairs WC/cloak, and upstairs are four well proportioned bedrooms with an ensuite to the master, and a family bathroom. Externally the property features a front driveway, and to the rear is a spacious garden. Curious? Let's take a closer look...



The Living Space

Pop your car on the drive and stroll inside where a central hallway connects the downstairs living space. Immediately to the left is the downstairs WC and cloak room – a handy position right next to the front door. The main living space of this generous home spans the full width of the property at the rear, with a spacious footprint and French doors onto the garden, this is a great social space for everyday life and when entertaining family and friends, particularly in the approaching summer months with the French doors swung open onto the garden, allowing that sought after indoor-outdoor lifestyle when the sun is shining! And owing to its recent construction the property benefits from contemporary interiors throughout.

A brilliant addition to this family home is the second reception room situated at the front, which the current owners have converted from a garage into a trendy home bar, again fantastic for socialising, with interiors that are sure to impress! This room is a great spot to watch the game at the weekend and is alternatively suitable as a games room for the kids or a home office, which is increasingly becoming a necessity for modern life.

Across from the home bar is the kitchen, where a modern grey design features gloss cupboards and complementary light grey worktop and tiled floor. Integrated appliances here include an electric oven with five plate gas hob and complementary extractor, fridge-freezer, stainless steel sink with mixer tap and drainer, and there’s space for your freestanding washer/dryer too.

Bedrooms & Bathrooms

Up the U-shaped staircase and a feature light hangs above the gallery landing, bringing you to the four well proportioned bedrooms on offer. The master benefits from a contemporary three piece shower ensuite, and each of the other three bedrooms provide ample space for the whole family, with the second bedroom featuring large fitted wardrobes that provide heaps of storage space. And a traditional three-piece bathroom suite is found in the family bathroom, comprising bath with shower, wash basin, WC, and wall mounted storage unit, with part tiled walls and a tiled floor.

The Outside Space

In addition to the driveway and shrubbery at the front, the property has a good sized garden to the rear that provides a safe place for the kids to play and a quiet spot to relax in the sun. This generous rear garden features a pagoda and integral BBQ area with sink and water supply, fish pond, and three different seating areas that are well positioned to make the most of the sunshine as it moves through the sky.

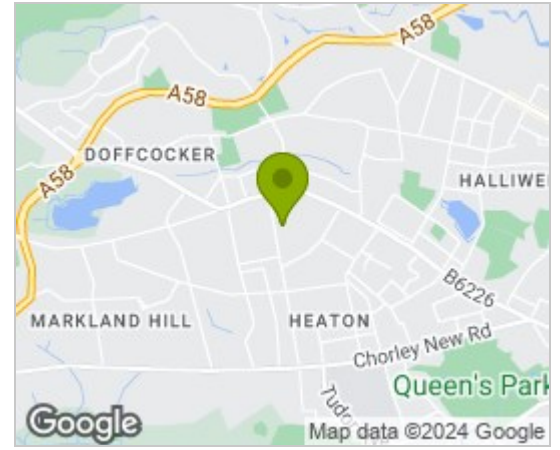
A Well Connected Location

Balmoral Avenue is a quiet cul-de-sac benefitting from a pleasant aspect overlooking an open green space, which is relatively unique considering this property’s convenient location with a wide selection of amenities nearby. Chorley Old Road provides a range of retail and independent shops, and Morrisons supermarket is within a minute or two drive from the property. And owing to its well-connected location, there’s a large variety of good schooling options for the kids in walking distance.

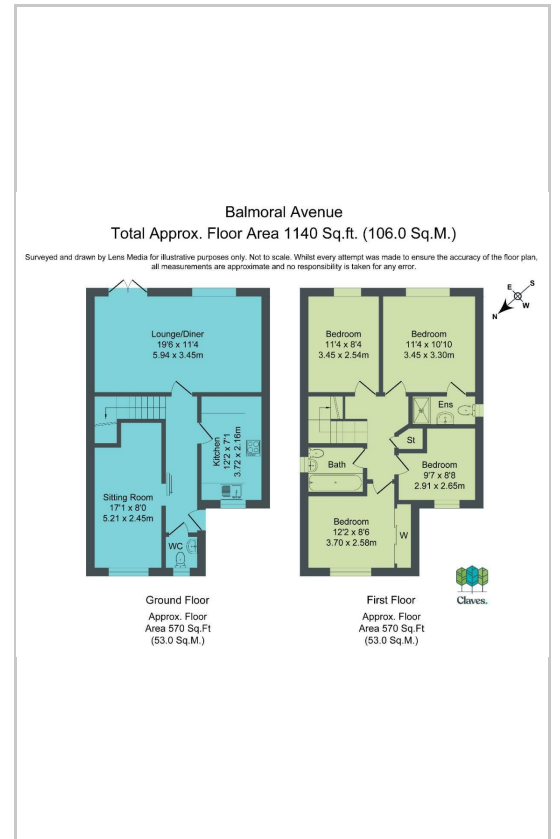
Services & Specifics

- We are advised:
- The property is freehold.
- The tax band is E.
- The energy efficient rating is higher than average and considered very good.
- The property is alarmed.
- There is a loft space which is part boarded.

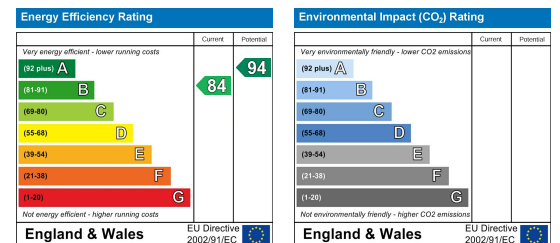
Area Map



Floor Plans



Energy Efficiency Graph



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