



Eskdale Avenue

Bolton, BL2 5HU

Offers over £215,000



This extended and contemporary three-bedroom semi-detached home on Eskdale Avenue benefits from a large, south facing back garden and wide driveway to accommodate three cars, while interiors are presented in excellent condition, ready to move into! The current owners have spent a substantial amount of time and money ensuring the property is of modern standards, meaning you can simply unpack and enjoy.

A quick summary of the accommodation includes a front lounge, dining room with open aspect snug, kitchen, three bedrooms and a family bathroom. Externally the property features a spacious driveway and detached garage which are both just a few years old, plus a generous rear garden with several areas to accommodate the whole family.



The Living Space

The property benefits from a classic layout with a front lounge that features a traditional chimney breast which houses a contemporary gas fire. Through to the rear of the home and the dining room with open aspect snug is fresh, bright and airy with an extra modern feel due to the extension with vaulted ceiling, Velux window and French doors opening onto the attractive garden.

Within the kitchen, integrated appliances include an electric oven and four plate hob, plus a stainless steel sink overlooking the garden. Its no surprise the kitchen is also found in excellent condition to contemporary standards, with new flooring which flows through into the hallway.

Bedrooms & Bathrooms

From the hallway the stairs lead to the landing connecting the three bedrooms ideal for family life, with two good sized doubles, and the third is a single which is currently used as a handy home office. A three piece suite is found in the bathroom, comprising a bath with shower, vanity basin with integral storage, and WC.

The Outside Space

A fantastic feature of this lovely home is the generous back garden. Immediately outside the house is a spacious patio suitable for al fresco dining or simply socialising in the sun with family and friends. The rest of the garden is landscaped, featuring raised beds and mature borders. Up a few steps and another seating area is found under the pergola, while a garden path leads up the lawn and to the summerhouse situated at the bottom of the garden – a quiet and peaceful spot to enjoy some downtime. And a large garden shed, in addition to the detached garage, adds extra practicality.

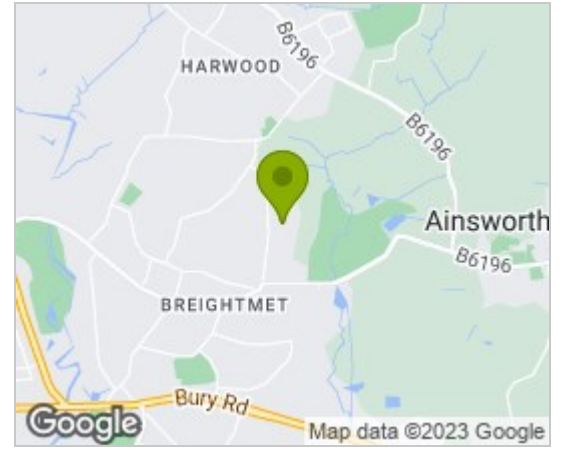
Location

Situated within a quiet suburban neighbourhood, Eskdale Avenue offers convenience for everyday modern life. There's a wide selection of schooling nearby, and the retail area of Bury Road provides supermarkets and a variety of other amenities within just a few minutes' drive. Bolton and Bury offer an even greater variety of amenities, and the property is also well connected for rail and road links.

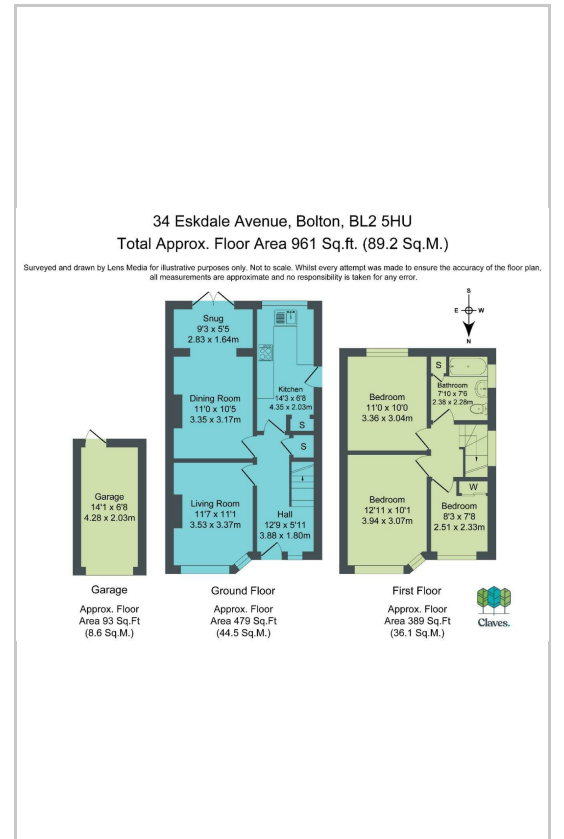
Services & Specifics

The tax band is B.
 The tenure is leasehold with a ground rent of £9.50 per annum.
 The leasehold has approximately 940 years remaining.
 There is gas central heating with a Main combi boiler located in the bathroom which has been serviced annually since installation by British Gas.
 The heating works alongside a HIVE thermostat system.
 The loft is partially boarded with a loft ladder installed.
 The property is fully alarmed and has been serviced annually.
 We are advised the property had a full new roof approximately 3 years ago as of writing.

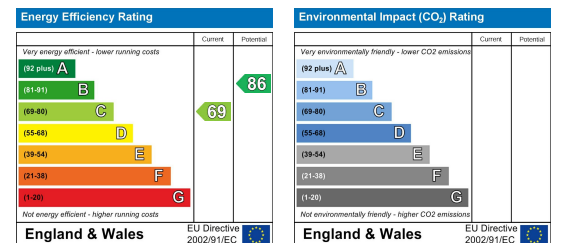
Area Map



Floor Plans



Energy Efficiency Graph



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