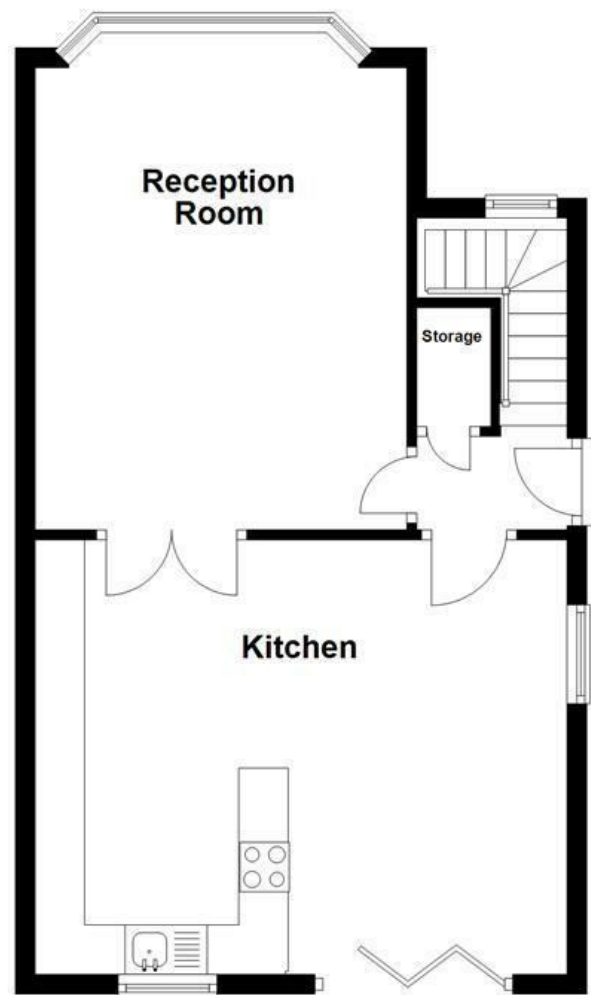


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Forton Avenue, Bolton, BL2 6JE

### Offers Over £230,000

STUNNING SEMI-DETACHED PROPERTY - RECENTLY RENOVATED THROUGHOUT

Welcome to this stunning extended home located on Forton Avenue in Bolton. Recently renovated to a high standard, this property is ready for you to move in and make it your own.

As you step inside, you are greeted by a spacious entrance hall that leads to the first floor via a set of elegant stairs. To your right, you will find a welcoming reception room, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the large kitchen dining area, which boasts bi-folding doors that seamlessly connect the indoor space with the outdoor garden. This feature not only enhances the natural light but also creates a wonderful flow for those summer gatherings.

Upstairs, the property offers three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The fully fitted bathroom is modern and stylish, ensuring comfort and convenience for all residents.

This home is a perfect blend of contemporary design and practical living, making it an ideal choice for families or professionals seeking a delightful place to call home. Don't miss the opportunity to view this exceptional property; it truly is a gem in the heart of Bolton.

# Forton Avenue, Bolton, BL2 6JE

Offers Over £230,000



- Stunning Semi-Detached Property
- Three Bedrooms
- Viewing Essential
- EPC D
- Open-Plan Kitchen/Dining Room
- Large Driveway & Garden
- Tenure Leasehold
- Perfect for Modern Family Living
- Close to Commuter Links
- Council Tax Band B

## Ground Floor

### Entrance

PVC door with frosted window.

### Entrance Hallway

3'9 x 5'6 (1.14m x 1.68m)

UPVC frosted window, wall mounted central heating radiator, wood effect flooring, storage cupboard, doors to kitchen and reception room, stairs to first floor.

### Reception Room

15'4 x 12'4 (4.67m x 3.76m)

UPVC double glazed bay window, central heating radiator, TV point, wood effect laminate flooring.

### Kitchen

17'8 x 14'5 (5.38m x 4.39m)

Two UPVC double glazed windows, spotlights, bi-fold doors, central heating radiator, spotlights, wood-effect worktop, integrated cooker, dishwasher, fridge/freezer, four ring electric hob.

## First Floor

### Landing

UPVC double glazed frosted window, doors to bathroom and bedrooms, storage cupboard.

### Bedroom One

12'3 x 11'5 (3.73m x 3.48m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

11'8 x 9'1 (3.56m x 2.77m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

8'10 x 6 (2.69m x 1.83m)

UPVC double glazed window, central heating radiator.

### Bathroom

4 x 7'11 (1.22m x 2.41m)

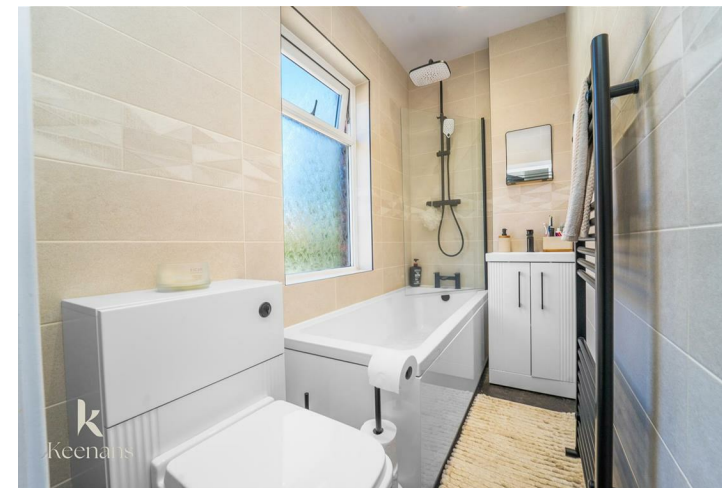
UPVC double glazed frosted window, heated towel rail, tiled wall and floor, dual flush toilet, vanity sink, bath with direct feed shower.

### Rear Garden

Laid to lawn grass, concrete pathway leading to shed, paved patio, flower bedding.

## Front

Concrete driveway for multiple cars, stone slab décor with laid to lawn grass, stone chip surrounding.



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