



44 Birch Avenue

Bolton, BL5 2NR

£180,000



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Accommodation Comprises

Enter via the uPVC double glazed entrance door into the entrance hallway.

Entrance Hallway

7'7" x 7'5" (2.31m x 2.26m)

Centre ceiling light, coving, carpet to floor, double radiator, wall mounted alarm panel. Stairs leading to first floor.

Lounge/Reception Room One

13'8" x 12'5" (4.17m x 3.78m)

uPVC double glazed bay window to front elevation, wall mounted gas fire, centre ceiling light, coving, double radiator, carpet to floor, plug sockets, cupboard housing utility meters.

Reception Room Two

12'6" x 10'10" (3.81m x 3.30m)

Second Sitting Room with uPVC double glazed window to rear elevation, wall mounted gas fire, ceiling strip light, double radiator, plug sockets, tv aerial point, carpet to floor, coving.

Fitted Kitchen

12'11" x 12'4" (3.94m x 3.76m)

Fitted with a range of white wall and base units with complimentary work surfaces over, one and half Blanco sink with inset drainer and mixer tap, electric hob with extractor canopy above, integrated oven and grill, separate breakfast bar with table and stools, washing machine, tumble dryer, fridge freezer, partial tiling to walls, centre ceiling light, double radiator, plug sockets, carpet to floor, two uPVC double glazed window to rear elevation overlooking lovely rear garden and uPVC double glazed door with opaque glass insert leading into the outbuilding area.

Outbuildings x 2

12'0" x 4'4" (3.66m x 1.32m)

Accessed from the kitchen to the outer area with the two

outbuildings and garage shutter doors at the front for access to the two outbuildings. Within the first outbuilding there is a uPVC double glazed opaque window to side elevation. Within the second outbuilding there is a uPVC door with glass insert. Door also leading to the rear garden.

Downstairs Shower Room

9'0" x 6'4" (2.74m x 1.93m)

Modern shower room comprising; Large shower cubicle with rainfall shower head and mixer tap, vanity sink with mixer tap and storage below, low level w.c. flush. Radiator, fully tiled walls and tiled flooring, centre ceiling light, two uPVC double glazed opaque windows (one to front elevation and one to side elevation).

Stairs to First Floor Landing

Carpet to stairs, wooden handrail.

Landing

9'6" x 6'7" (2.90m x 2.01m)

Centre ceiling light, coving, double radiator, uPVC double glazed opaque window to rear elevation.

Bedroom One

12'7" x 11'11" (3.84m x 3.63m)

uPVC double glazed window to front elevation, double radiator, carpet to floor, centre ceiling light, space to site bedroom furniture as desired, plug sockets, built in storage cupboard.

Bedroom Two

10'7" x 9'7" (3.23m x 2.92m)

uPVC double glazed window to rear elevation, centre ceiling light, double radiator, carpet to floor, plug sockets, space to site bedroom furniture, combi boiler.

Bedroom Three

9'11" x 8'7" (3.02m x 2.62m)

uPVC double glazed window to side elevation, double radiator, carpet to floor, loft access, centre ceiling light, plug sockets, storage cupboard.

Bedroom Four

12'8" x 6'5" (3.86m x 1.96m)

Accessed via bedroom three. uPVC double glazed window to side elevation, double radiator, carpet to floor, plug sockets, space to site bedroom furniture as desired.

Separate Wc

6'4" x 3'5" (1.93m x 1.04m)

Low level w.c. flush, corner sink unit with mixer tap. Fully tiled walls, carpet to floor, uPVC double glazed opaque window to rear elevation.

External

Front: Driveway for off road parking. Two garden areas with astro-turf. Pathway leading to front door.

Rear: Large garden laid with astro-turf and block paved patio/entertaining area, designer fenced panelled boundaries.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

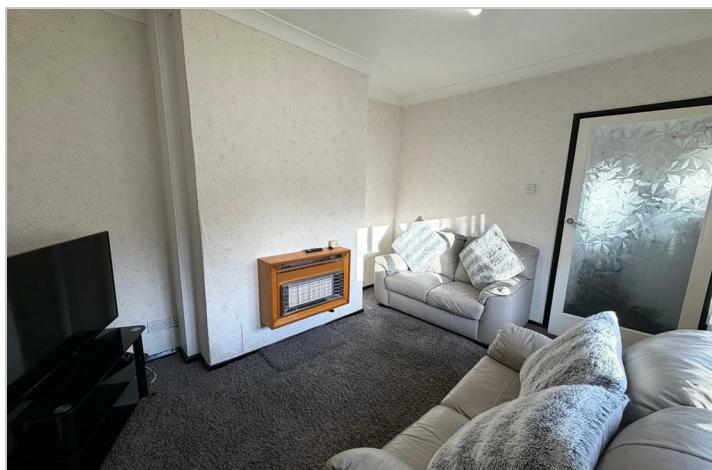
Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.

Council Tax

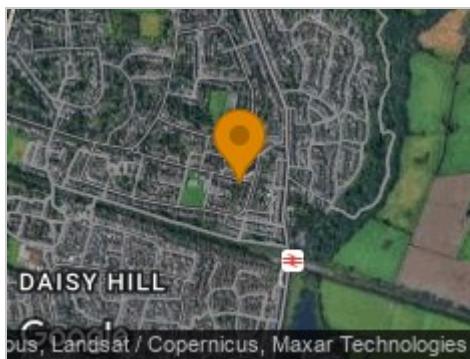
We understand the property is in council tax band D this information has been taken from Valuation Office Agency www.voa.gov.uk website.



Road Map



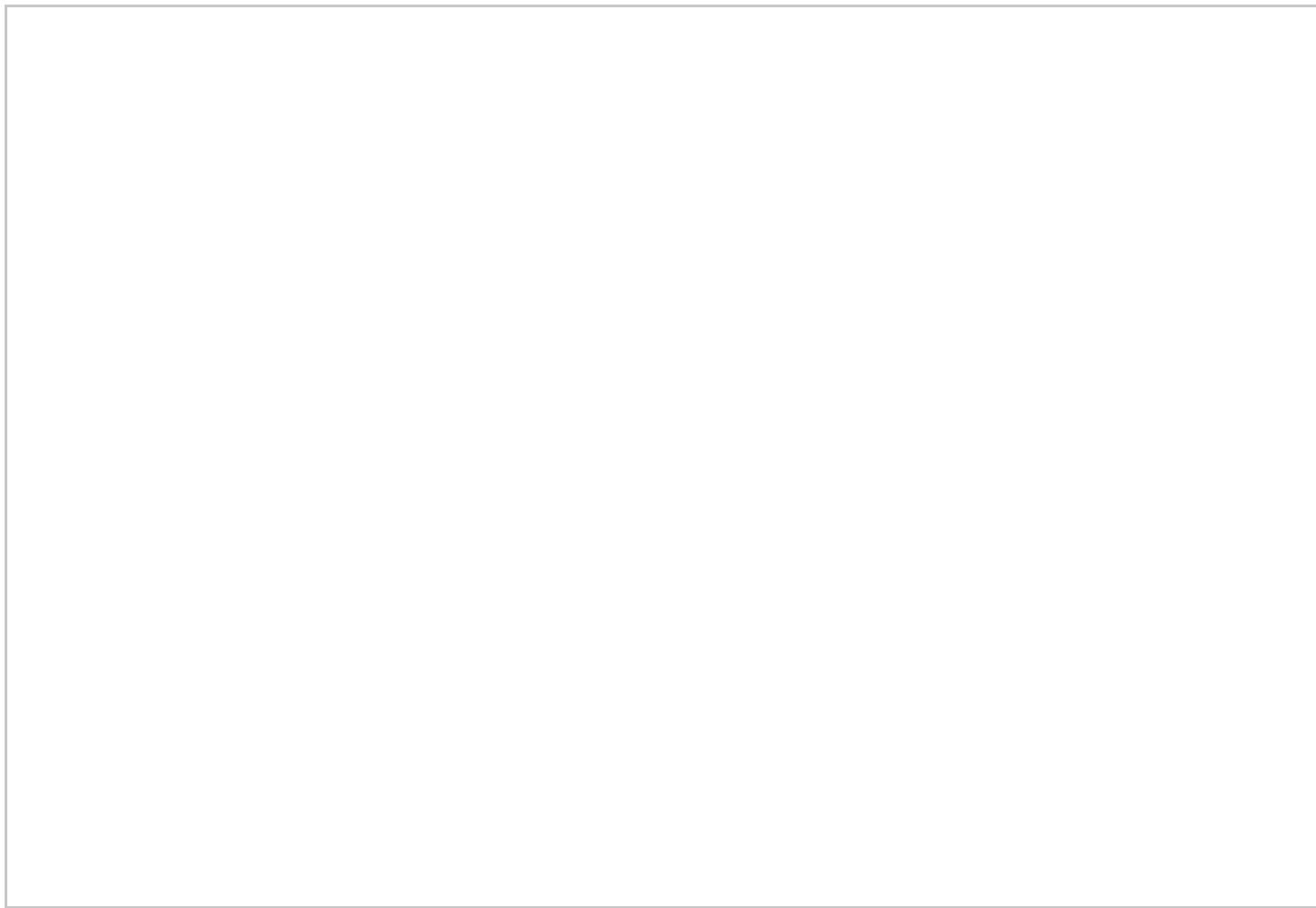
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.