



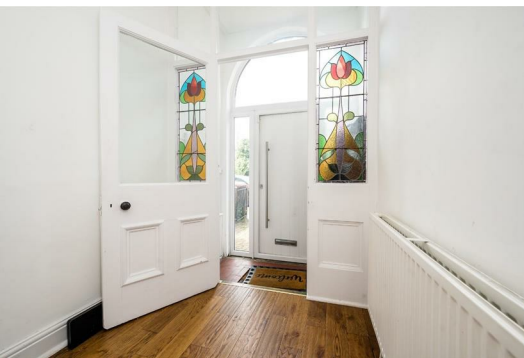
Moorside Avenue

Bolton, BL1 6BE

Offers over £250,000



Offered with no onward chain and situated in a highly convenient position between Chorley Old Road and Moss Bank Way, this three-storey semi-detached property on Moorside Avenue boasts large rooms and heaps of potential inside and out. A quick overview of the accommodation includes four bedrooms, two bathrooms, two reception rooms, kitchen, and hallway, while outside the property benefits from a small walled garden to the front, and a large yard to the rear. Curious? Let's take a closer look...



The Living Space

This characterful semi welcomes you in through a traditional vestibule which furthers opens onto a spacious hallway where you first catch a glimpse of the generous proportions and high ceilings on offer. To the front is the first of two reception rooms providing ample floor space. Owing to its configuration adjacent to the kitchen, the rear reception is most suited for dining whereas the front is ideal as a lounge, though the whole downstairs accommodation could be knocked through and reconfigured to create that contemporary open plan lifestyle if desired. And the kitchen provides an opportunity for modernisation.

Bedrooms & Bathrooms

On the first floor are three of the four bedrooms, two of which are large doubles, and the family bathroom. Not dissimilar to the rooms downstairs, the high ceilings create an airy and spacious feel. The family bathroom is presented to contemporary standards with tiling to the floor and walls, and features a three-piece suite comprising freestanding tub, vanity basin with integral storage units, and WC. Up another set of stairs and the second floor provides the fourth bedroom, another large double, with Velux windows allowing plenty of natural light to pour in. The second floor also features a contemporary shower room with walk-in shower, wash basin and WC.

Outside Space & Potential

In addition to the walled front garden area, the property benefits from a large yard to the rear which offers further potential to extend (subject to planning), or perhaps you would landscape? There's plenty you could do!

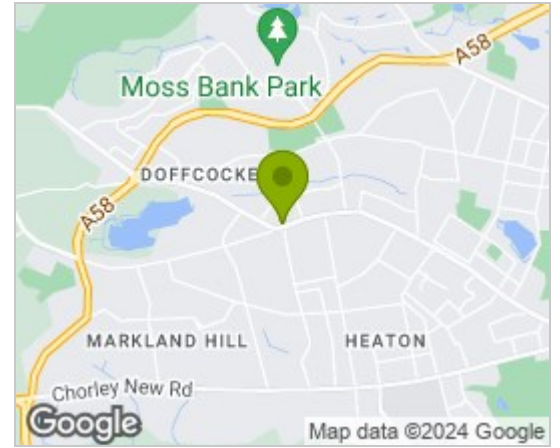
A Well-Connected Location

Moorside Avenue sits in a well-connected location with easy access to a large variety of amenities. From good schools, to transport links, leisure facilities, restaurants, cafes and bars, you have it all within a short drive.

Specifics

The property is leasehold with a ground rent of £3.50 per annum. There are 873 years remaining on the lease. The tax band is C.

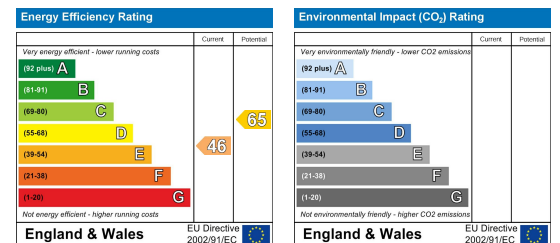
Area Map



Floor Plans



Energy Efficiency Graph



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Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk