



Malvern Avenue, Bolton

Situated within a very popular and well established location is this very attractive and well proportioned three bedroom garden fronted mid terrace property offering excellent first time accommodation to include enclosed courtyard to the rear

Asking Price £185,000

34 Malvern Avenue

Bolton, BL1 5LZ



In further the accommodation comprises:-

GROUND FLOOR:

LOUNGE

16'1 (max) x 15'4 (max) (4.88m'0.30m (max) x 4.57m'1.22m (max))
TV point. Radiator.

DINING KITCHEN

15'4 (max) x 11'9 (max) (4.57m'1.22m (max) x 3.35m'2.74m (max))
Fully fitted wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls. Built in double oven. Extractor fan. Inset lighting.

FIRST FLOOR:

LANDING

BEDROOM

11'3 (max) x 6'4 (max) (3.35m'0.91m (max))
enclose courtyard style area to the rear.
x 1.83m'1.22m (max))
Radiator.

BEDROOM

11'3 (max) x 8'7 (max) (3.35m'0.91m (max))
x 2.44m'2.13m (max))
Radiator.

BEDROOM

12'3 (max) x 9'3 (max) (3.66m'0.91m (max) x 2.74m'0.91m (max))
Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Fully tiled walls and flooring. Heated towel rail.

LOFT ROOM

Access via pull down ladders. Good sized.

OUTSIDE:

The property is garden fronted with an

TENURE

Leasehold.

VIEWING

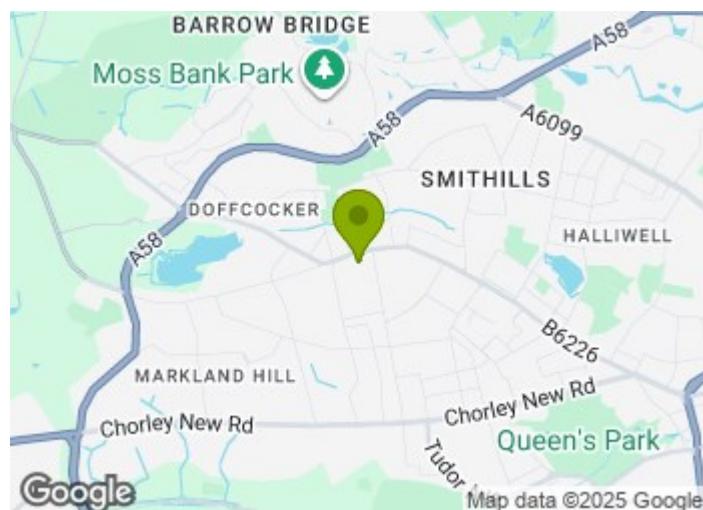
By appointment with the agents as overleaf.

COUNCIL TAX BAND

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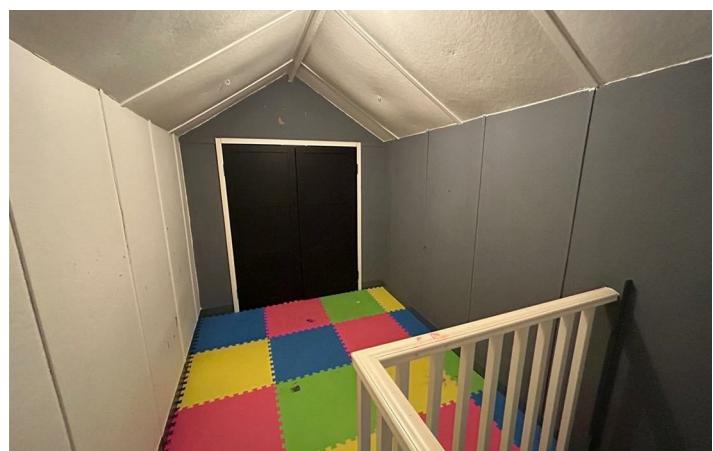
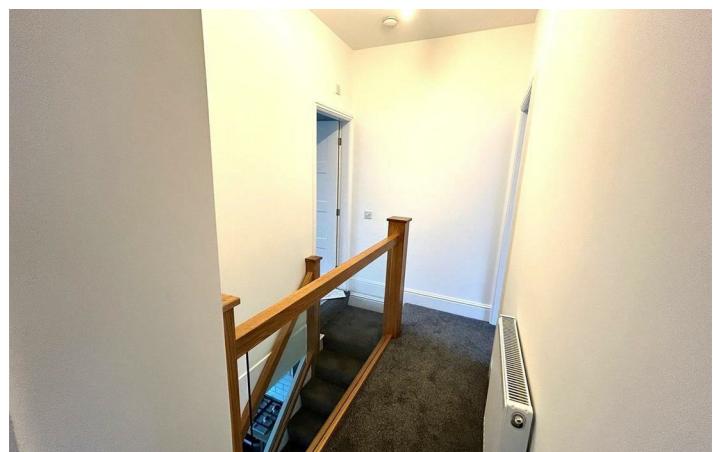
PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

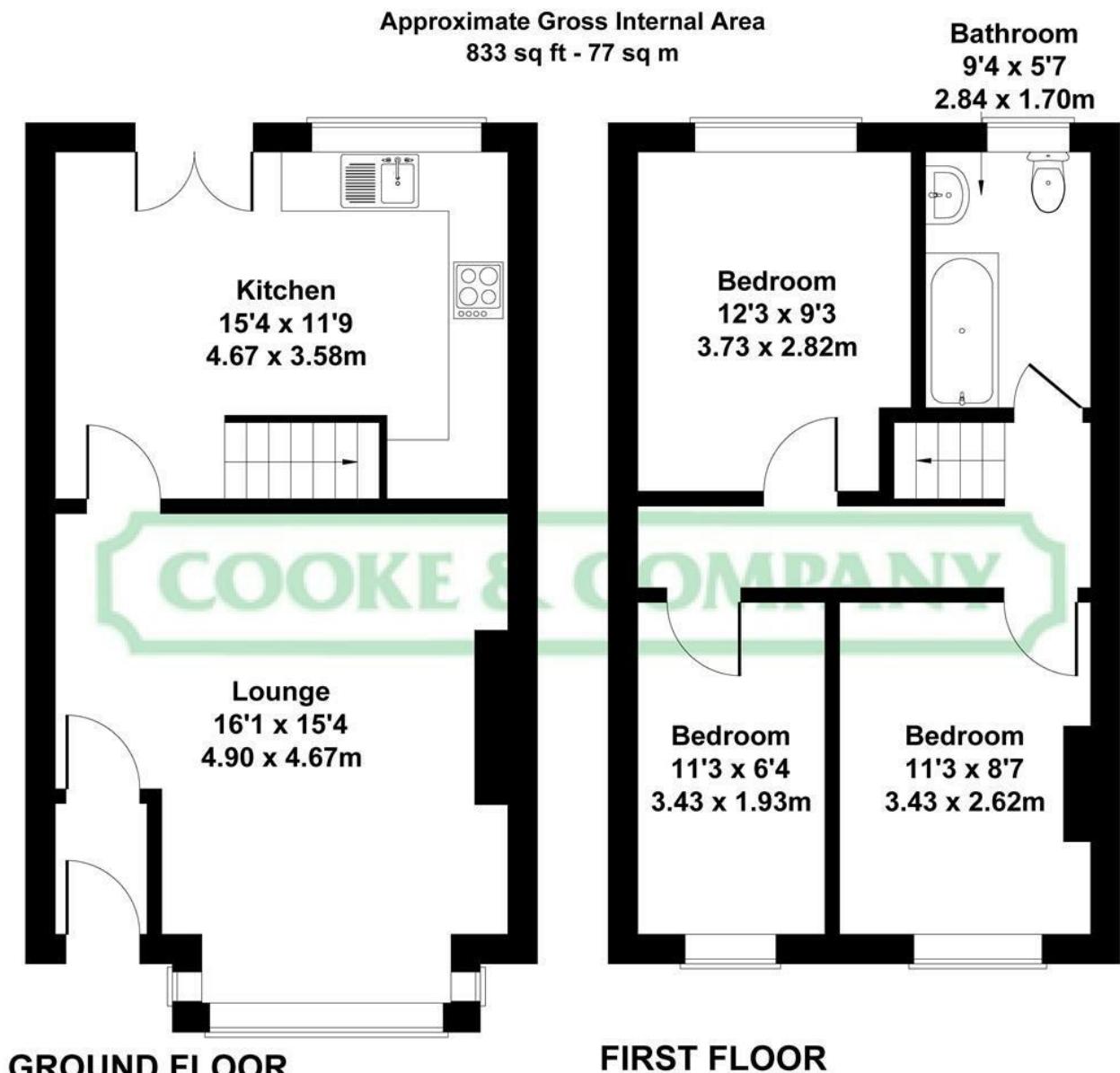


Directions

Sat Nav Ref: B1 5LZ



Floor Plan



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	29
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	