



**Glenmore Avenue, Bolton, BL4 0JB**

**£250,000**

**EXCELLENT VALUE FOR MONEY!!!** We are delighted to be able to present to you this well presented and maintained 3 bedroom semi-detached house, situated in Farnworth!



# 24 Glenmore Avenue, Farnworth, Bolton, BL4 0JB

Property Perspective are delighted to be able to present to you this well presented and maintained 3 bedroom semi-detached house, situated in Farnworth. Benefiting from modern decor throughout, conservatory and log cabin in the rear garden.

The living accommodation briefly comprises of; open plan lounge/diner, kitchen and conservatory to the ground floor. To the first floor, 3 bedrooms and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops/ Royal Bolton Hospital and travel links.

## FREEHOLD

Council tax band - C

## GROUND FLOOR

### Lounge/diner 28'3" x 10'9" (8.63m x 3.29m)

Carpet flooring in the lounge area with window to the front, curtains and blind. Laminate flooring in the dining area with patio doors leading to the conservatory and door to the kitchen

### Kitchen 11'9" x 5'10" (3.60m x 1.78m)

Vinyl tile effect flooring with a range of fitted kitchen units, worktops and space for free-standing kitchen appliances

### Conservatory 10'9" x 9'2" (3.30m x 2.81m)

Tile flooring with patio doors leading to the rear garden and blinds to all windows

## FIRST FLOOR

### Bedroom 12'4" x 10'9" (3.78m x 3.29m)

Carpet flooring with window to the front elevation, curtains, blind and fitted wardrobes

### Bedroom 10'9" x 10'7" (3.29m x 3.25m)

Wood effect laminate flooring with window to the rear elevation, blind and fitted wardrobes

### Bedroom 6'3" x 5'10" (1.93m x 1.78m)

Carpet flooring with window to the front elevation and blind

### Bathroom

Tile effect vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen and radiator

### EXTERNAL

Off-road parking to the front of the property for 2 vehicles, with gated access to the rear garden, benefiting from a private aspect. Parking for a third vehicle is being added. Large multi-functional log cabin/pod to the rear with power and lighting, currently being used as a office/bedroom.





