

26 Johnson Fold Avenue, Bolton, BL1 5SZ



Offers In The Region Of £175,000

Superbly presented and improved 3 bedroom end town house. The property is in stunning condition throughout and must be viewed to appreciate all that is on offer. Currently the property is currently used as multi generational living and has been altered to suit with two kitchens and two bath / shower rooms however the owner will remove the extra kitchen (in bedroom 3) prior to completion and make good the room. Ideally located for access to local amenities shops and schools make this a property not to be missed.

- 3 Bedrooms
- Central Heating
- Double Glazed



Three bedroom end town house which has been renovated and improved by the current owner to a very high standard throughout. Offering flexible living the property is currently used as a multi generational living space with modification that can be removed if needed by a new owner. currently the property comprises : Hall, lounge, fitted kitchen rear hallway and shower room. To the first floor there are three bedrooms (bedroom 3 is currently a fitted kitchen and bedroom 1 currently a lounge) and a bathroom fitted with a modern 3 piece white suite. Outside there are gardens with mature trees to the front and a private garden to the rear with patio, decking area and steps up to a spacious lawned garden with summerhouse and large garden shed. Viewing is essential to appreciate all that is on offer

Hall

Laminate flooring, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

Lounge 16'9" x 11'1" (5.10m x 3.38m)

UPVC double glazed window to front, uPVC double glazed window to rear, living flame effect fire set in ornate timber surround, two double radiators, laminate flooring, coving to ceiling, door to:

Kitchen 10'5" x 7'9" (3.17m x 2.36m)

Fitted with a matching range of modern white base and eye level units with contrasting round edged worktops, stainless steel sink with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer and slimline dishwasher, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to front, uPVC double glazed window to side, radiator, vinyl tiled flooring, open plan, door to:

Rear Porch

Under-stairs storage cupboard, vinyl tiled flooring, uPVC double glazed door to garden, open plan, door to:

Shower Room

Fitted with three piece modern white suite comprising tiled shower enclosure, inset wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan full height ceramic tiling to all walls, uPVC double glazed window to side, tiled flooring, UPVC panelled ceiling with recessed spotlights, plumbing for washing machine.

Landing

UPVC double glazed window to rear, double radiator, door to:

Bedroom 1 8'2" x 12'4" (2.48m x 3.76m)

UPVC double glazed window to front, double radiator, coving to ceiling, door to built-in over-stairs storage cupboard.



Bedroom 2 8'10" x 9'5" (2.69m x 2.87m)

UPVC double glazed window to front, built-in double wardrobe(s), double radiator.

Bedroom 3 8'3" x 7'10" (2.52m x 2.38m)

UPVC double glazed window to rear, double radiator, vinyl tiled flooring, fitted with a matching range of modern pale grey base and eye level units with drawers and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted, four ring halogen hob with extractor hood over.

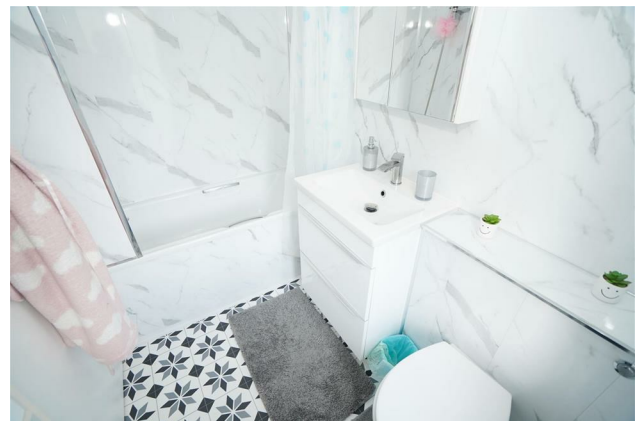
Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and mixer tap and inset wash hand basin in vanity unit with drawers and mixer tap, WC with hidden cistern, full height wet wall panelling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl tiled flooring, UPVC panelled ceiling with recessed spotlights.

Outside

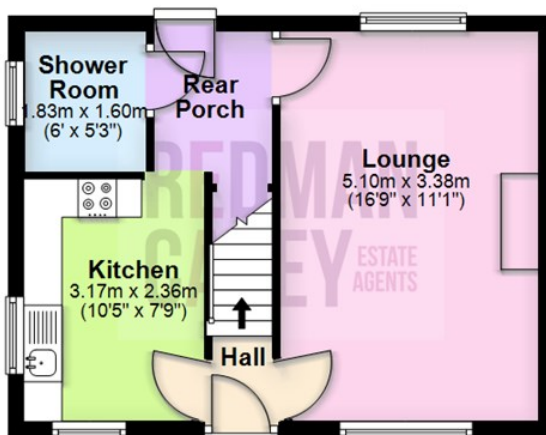
Front garden, enclosed by fencing to front and sides with lawned area and mature flower and shrub borders, paved pathway leading to front entrance door, wrought iron gated access.

Private rear garden, enclosed by timber fencing and hedge to rear and sides, sun patio with area, timber and decking with steps up to lawned area and mature flower and shrub borders, timber garden shed, summerhouse with power and light connected.



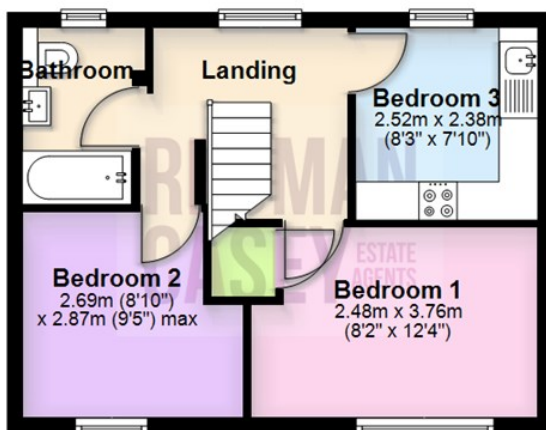
Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 68.6 sq. metres (738.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

