

8 Valpy Avenue, Tonge Moor, Bolton, BL2 3AP



## Offers Around £175,000

Three bed semi detached property in a great residential location, close to road and rail links, local schools, shops and all local amenities. This spacious home benefits from double glazing, gas central heating, large gardens front and rear and driveway giving off road parking. There is room to extend this spacious semi with the correct permissions applied for. Viewing is recommended to appreciate the potential, space, location and condition of this three bedroom home.

- 3 Bedroom
- Gardens Front And Rear
- Gas Central Heating
- Council Tax Band A
- Freehold
- Semi Detached
- Driveway
- Double Glazed
- Awaiting EPC



Three bedroom semi detached property located in a great and very popular residential location close to local primary and secondary schools, local shops, close to good road and rail links. The property comprises:- Entrance hall, lounge, kitchen diner. To the first floor there are three bedrooms and a family bathroom. To the outside there is an enclosed large rear garden with front garden and driveway. The property benefits from double glazing, gas central heating, off road parking and patio seating area. There is opportunity to extend if the correct permissions are applied for.

Viewing is definitely recommended to appreciate the location, condition and potential of this three bedroom home.

### Hall

Stairs, uPVC double glazed entrance door to front:

### Lounge 14'3" x 12'9" (4.34m x 3.88m)

UPVC double glazed window to front, coal open fire fireplace with set in and feature surround, double radiator,:

### Kitchen/Dining Room 8'10" x 16'1" (2.68m x 4.89m)

Plumbing for automatic washing machine and dishwasher, space for fridge/freezer, electric fan assisted oven, four ring electric hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, ceramic tiled flooring, :

### Bedroom 1 12'1" x 11'1" (3.68m x 3.39m)

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

### Bedroom 2 10'11" x 9'8" (3.34m x 2.94m)

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

### Bedroom 3 7'7" x 7'11" (2.30m x 2.41m)

UPVC double glazed window to rear, radiator, door.

### Bathroom

Three piece suite with comprising, deep panelled bath, pedestal wash hand basin, shower with over and glass screen and low-level WC, uPVC frosted double glazed window to front, heated towel rail.

### Landing

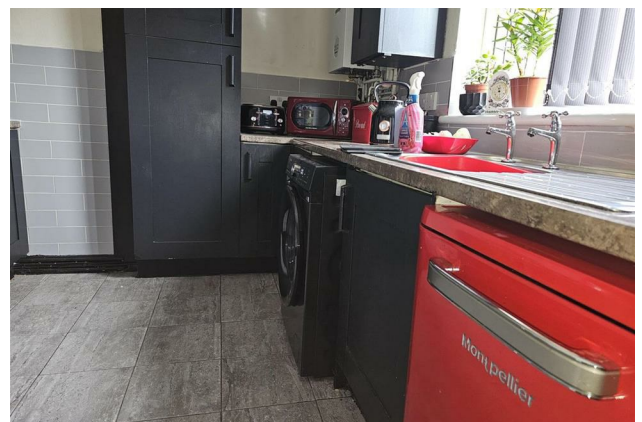
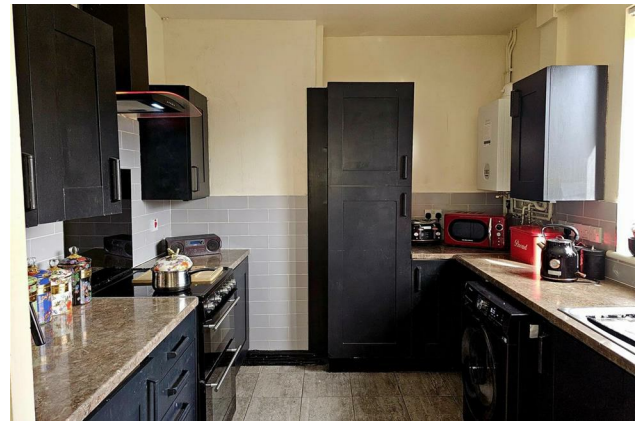
UPVC frosted double glazed window to side, door to:

### Outside Front

Garden fronted with driveway for off road parking.

### Outside Rear

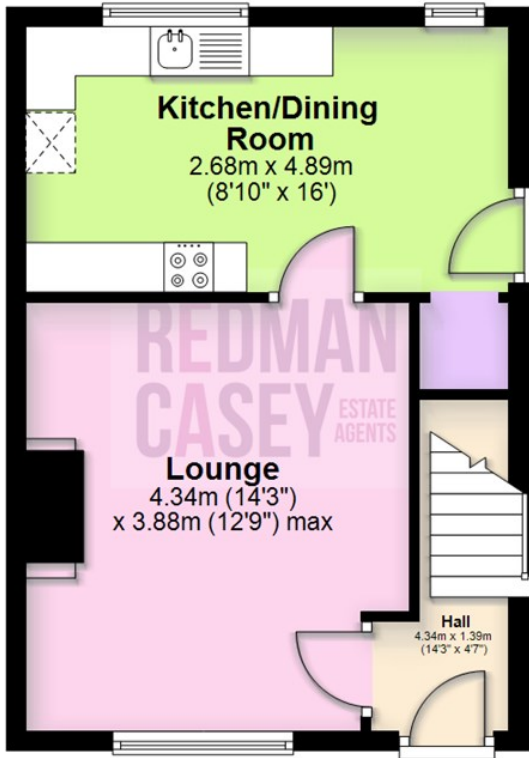
Enclosed rear garden area laid to lawn and mature planting.





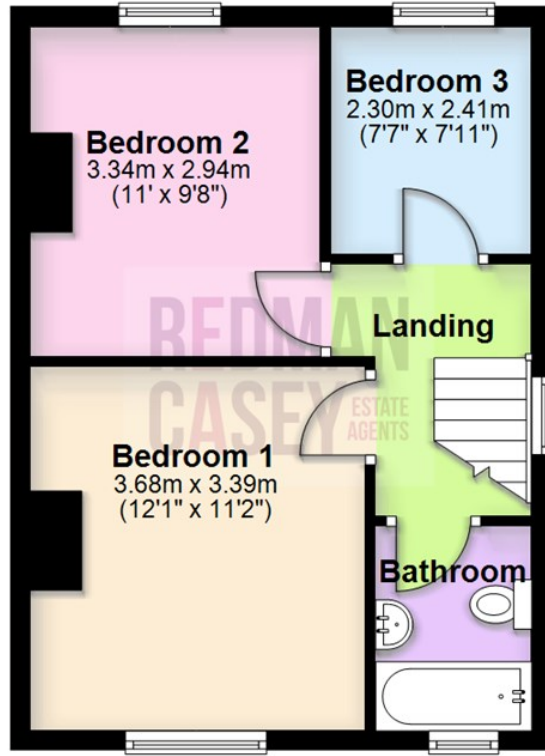
### Ground Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 73.2 sq. metres (787.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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