



4 Fairway Avenue
Bolton, BL2 4ER

Offers In Region Of
£230,000

Property Features

- 4 Bedroom Semi Detached for sale
 - Double Glazed throughout
 - Garage conversion
 - Low maintenance garden to rear
 - Large open plan Kitchen/Diner
 - Council Tax C
 - Great location
 - Leasehold Property
 - Ideal family home
-

STEP SIDE 4 FAIRWAY

You are welcomed in to the hallway of the property and through to the lovely living room which has been tastefully decorated and is carpeted throughout. There is a large UPVC window to the front aspect, radiator, ceiling light and plenty of space for the furnishings of your choice.

The spacious open plan kitchen/diner has a contrasting worktops and includes a range of wall and base units and drawers for maximum storage.

The kitchen includes space for a free standing cooker with overhead extractor. There is also space for a two further appliances.

The kitchen is fitted with tile effect laminate flooring, 1 1/2 bowl sink unit, spotlights, UPVC window to the rear aspect. There is additional access out to the side of the property via the external door.

The utility is located just off the kitchen area, with further wall and base units and includes plumbing for a washing machine.

The open plan dining area is also laminated and features, a radiator, electric fire, a huge double glazed window and space for ample dining room furnishings of your choice.

There is also access to a downstairs cloakroom, ideal for guests.



Bedroom four is located on the ground floor within the garage conversion, featuring a fitted carpet, radiator, ceiling light and a fitted double wardrobe.

Up to the first floor now where you will find the bright landing with UPVC window.

Bedroom One is located to the front of the property. This double room offers a fitted carpet, a UPVC window, radiator and ceiling light.

Bedroom Two is another double room and is located to the rear aspect, offering a fitted carpet, a UPVC window, radiator and ceiling light

Bedroom Three is a single room, located to the front aspect and is fitted with a carpet, radiator UPVC window and ceiling light.

The bathroom is located to the rear aspect and offers a, three piece suite including, bath with overhead shower and glass screen, wash basin and WC. Further features include, partly tiled wall, tiled flooring, radiator, two double frosted windows and houses the boiler.

Externally to the front of the property, there is a lovely garden to the front with plenty of greenery upon arrival and a driveway ideal for off road parking.

The rear garden has been sectioned off into three areas, two patio areas which would be suitable for outdoor furniture and a lawn with a border ideal for plants. There is also a shed within the garden ideal for all your gardening tools.

LOCATION

Located on Fairway Avenue, Bolton. The property is situated within easy reach of a wide number of excellent facilities, some of which briefly include Morrison's, Beauty Salons, Hairdressers, a Petrol Station and much much more. There are a number of excellent restaurants just a short drive away including, Baci which is a family run Italian restaurant specialising in authentic Italian food and Roka Mediterranean restaurant, serving Mediterranean food and cocktails.





79 - 81 Market
Street
Little Lever
Bolton
Lancashire

www.hannonholmes.co.uk
info@hannonholmes.co.uk
01204 793113

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements