



INDEPENDENT ESTATE AGENTS

5 Thorns Avenue, Bolton, Lancashire, BL1 6NZ

**£260,000**

**FOR SALE**

Extensively modernised and enjoying an open plan, kitchen and living area to the rear. Substantial side extension, providing a superb storage area and potential for conversion.



- IMPRESSIVE, RENOVATED HOME
- LARGE TANDEM GARAGE TO SIDE
- RE-WIRED AND NEW GCH
- LOCATED JUST OFF MOSS BANK WAY
- POTENTIAL TO FURTHER EXTEND

- CUL DE SAC LOCATION
- INDIVIDUAL RECEPTION ROOM PLUS OPEN PLAN, KITCHEN AND LIVING AREA
- LOG BURNER WITHIN FEATURE FIREPLACE
- WELL PLACED FOR PRIMARY AND SECONDARY SCHOOLS

# 5 THORNS AVENUE, BOLTON, LANCASHIRE, BL1 6NZ

## The Home:

A great opportunity to purchase an extensively renovated home, which, during recent years has been taken back to a brick shell and subsequently replastered, rewired and finished with fresh internal joinery, kitchen and bathroom etc...

Additionally, a substantial tandem garage has been added to the side which may offer scope for conversion and the plot would allow further extension subject to the usual permissions and consents.

A porch has been added to the front to increase the size of the impressive hallway and there is also an impressive individual reception room to the front with log burner within the fireplace. The rear is configured as an open plan, kitchen and living area with access to the garden and also into the tandem garage.

To the first floor there are three bedrooms, two of which are an excellent double size and a quality family bathroom.

Please note that the rear garden will require landscaping and the home has been priced to allow an onward purchaser to finish this aspect of the dwelling to their own choice and specification.

The seller informs us that the property is Freehold.

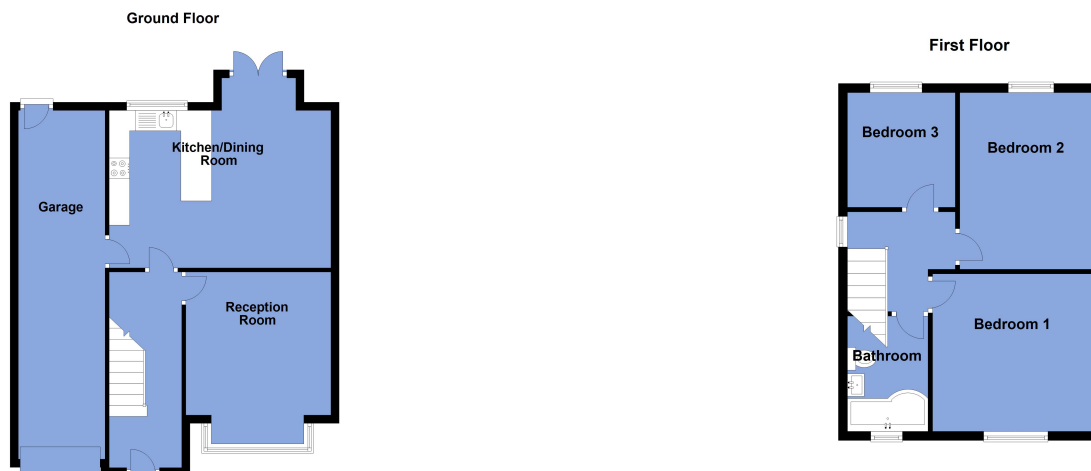
Council Tax Band B - £1,665.31

## THE AREA

Ideally located, in a cul-de-sac, just off Moss Bank Way, roughly between Halliwell Road and Blackburn Road.

This position provides excellent access to the vast range of amenities along these two roads, and also to the primary and secondary schools which serve the area.

There is great access to both Bolton town centre and the countryside round the north of Bolton and the area in general provides a good variety of shops and services in and around Blackburn Road itself. The town includes a train station on the main line to Manchester and good motorway connections; whilst there is also a handful of pubs, shops and restaurants in and around Bromley Cross and Egerton.



Total area: approx. 103.8 sq. metres (1117.8 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SOFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.

## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

5' 8" x 16' 4" (1.73m x 4.98m) Large and extended. Stairs leading to the first floor. The understairs has been opened up to increase the space in this area. Electric meter, consumer unit and gas meter under the stairs area.

#### Reception Room 1

11' 7" (max to the alcove) x 13' 1" (3.53m x 3.99m) An individual living room located to the front of the property. Squared bay. Feature fireplace with a log burner, exposed brick chimney breast. Further access into an open plan dining kitchen.

#### Open Plan Kitchen Diner

12' 8" x 16' 1" (3.86m x 4.90m) Full width of the rear of the property. Projection with French doors plus rear window to the garden. Designed with a breakfast bar, wall and base units in gloss. Double oven. Fridge with freezer compartment. Dishwasher.

### External

#### Large Tandem Garage

6' 11" x 27' 8" (2.11m x 8.43m) Composite glass paneled rear door. Electric roller door to the front. Plumbing for washing machine and associated power.

### First Floor

#### Landing

Gable window and loft access.

#### Bedroom 1

10' 5" ( to front of chimney breast and not including the depth of the wardrobes and they are fitted to each alcove) x 11' 5" (3.17m x 3.48m) Front double.

#### Bedroom 2

12' 9" x 8' 5" (to the front of the chimney breast) (3.89m x 2.57m) Rear double. Wardrobes fitted to each alcove.

#### Bedroom 3

8' 4" x 7' 9" (2.54m x 2.36m) Window to the rear overlooking the garden.

#### Bathroom

5' 8" x 5' 5" (1.73m x 1.65m) Window to the front. WC with concealed cistern. Hand basin with vanity unit in a matching unit. Shaped bath. Shower from mains over, drencher unit from ceiling. Overstairs storage. concealing the gas central heating boiler.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	