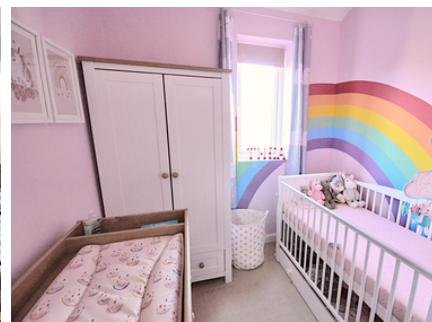




Abingdon Road, Bolton, Lancashire, BL2

If you're looking for a three bed semi-detached in 'move in' condition, then look no further than Abingdon Road. This property has been completely refurbished and upgraded throughout by its current owners and internal and external viewing is the only way to fully appreciate.

The property is on the doorstep for all local amenities to include; shops schools and commuting and briefly comprises of; entrance lobby giving access to lounge, modern breakfast/kitchen with integrated appliances, utility room, utility area, three bedrooms and modern three piece family bathroom. The property also benefits from; Gas central heating, double glazing and gardens to front and rear, with man cave shed to the rear complete with electric, ideal quiet place.



Offers Over £140,000

Tel: 01204 598979

GROUND FLOOR

Entrance hall

Double glazed entrance door giving access to entrance hall with laminate floor and stairs to first floor.

Lounge

15'7" (4.75m) x 12'9" (3.89m)

Two radiators, double glazed bay window to front.

Breakfast/kitchen

12'5" (3.78m) x 9'1" (2.77m)

Full range of modern wall and base units in white slab finish with moulded work surfaces housing one and a half stainless steel sink inset, full range of fitted appliances to include; integrated fridge, freezer, gas hob, electric oven and cooker hood. Laminate floor, radiator, double glazed window to rear and door giving access to utility.

Utility

Under stair storage, plumbed for automatic washer, double glazed door to side and double glazed window to rear.

Bedroom Two

12'2" (3.71m) x 8'0" (2.44m) Double glazed window to front and radiator.

Bedroom Three

8'9" (2.67m) x 7'3" (2.21m) Double glazed window to front and radiator.

Bathroom

Modern three piece suite in white comprising of; W.C, hand wash basin and panelled bath with over bath shower with thermostatic control. Splash back tiling to complement, tiled floor, heated towel rail and double glazed window to rear.

EXTERNAL

Front of property

Garden area with a variety of shrubbery and side access with pathway giving access to rear garden.

Rear of property

Patio area plus garden area. Outside tap. Converted shed with electric



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plans with Number 022020

FIRST FLOOR

Bedroom One

11'0" (3.35m) x 9'6" (2.9m) Double glazed window to rear and radiator.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		87
(81 to 91) B		
(69 to 80) C		
(58 to 68) D	61	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		