

Harrisons

ESTATE AGENTS



15 Weldon Avenue, Bolton, Lancashire, BL3 3SW

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**Offers in the Region
Of £170,000**

PROPERTY FEATURES AND DETAILS



PROPERTY INFORMATION

This property is in council tax band C

Weldon Avenue, Middle Hulton, Bolton, Lancashire. ****OFFERED WITH NO CHAIN**** BE SURE TO VIEW this simply STUNNING 3 bedroom extended semi-detached family home on Weldon Avenue, Middle Hulton. Our clients have been the proud owners of this wonderful home, and maintained it superbly! If your looking for a modern yet cosy family home in the heart of Middle Hulton which ticks all the boxes, then this is the one for you. Contact our branch here at Harrisons and we will be happy to book your accompanied viewing.

Front Garden .

Block paved driveway for off road parking for two vehicles, side access down the righthand side of the property and outside lighting..

Entrance Porch 3' 2" x 3' 8" (0.96m x 1.11m).

Composite front door, single panel radiator, laminate flooring and a ceiling light..

Lounge/Diner 22' 2" x 14' 6" (6.76m x 4.42m).

Laminate flooring, two ceiling lights, two wall lights, gas fire and wooden surround, double glazed bay window with three openers, two double panel radiators and some under the stair storage..

Kitchen 8' 6" x 14' 6" (2.59m x 4.42m).

Fully fitted beech kitchen with laminate worktops, five ring gas burner, breakfast bar, space for a fridge freezer, plumbing for a washing machine, high level double oven, side double glazed unit with an opener, rear double glazed unit with an opener, stainless steel extractor with a glass hood, ceiling recess spotlights, double panel radiator, tiled splash back and French patio doors leading to the conservatory..

Conservatory 8' 8" x 11' 5" (2.63m x 3.48m).

Laminate flooring, double glazed surround with multiple openers, wall light, double panel radiator and French patio doors leading to rear garden..

Rear Garden .

Stoned pathway around the garden, small decked area to the rear of the garden, wooden shed, lawned area, some bushes and shrubs, hosepipe connection, bin storage and outside security lighting..

First Floor Landing 11' 3" x 5' 7" (3.42m x 1.69m).

Carpet flooring, large loft hatch, ceiling light, alarm box on the wall, fire escape double glazed unit and a smoke alarm..

Master bedroom 9' 8" x 12' 9" (2.94m x 3.88m).

Carpet flooring, fitted wardrobes, ceiling light, single panel radiator and double glazed unit with two openers..

Bathroom 4' 7" x 9' 1" (1.4m x 2.76m).

Three piece white bathroom suite, white bath with chrome mixer tap, chrome power shower over the bath, glass shower screen, white sink vanity unit with chrome mixer tap, white W.C. LED wall mirror, fully tiled walls and flooring, frosted double glazed unit with an opener and extractor..

Bedroom 2' 7" 7" x 9' 1" (2.31m x 2.76m).

Carpet flooring, fitted wardrobe, double glazed unit with an opener, ceiling light and a single panel radiator..

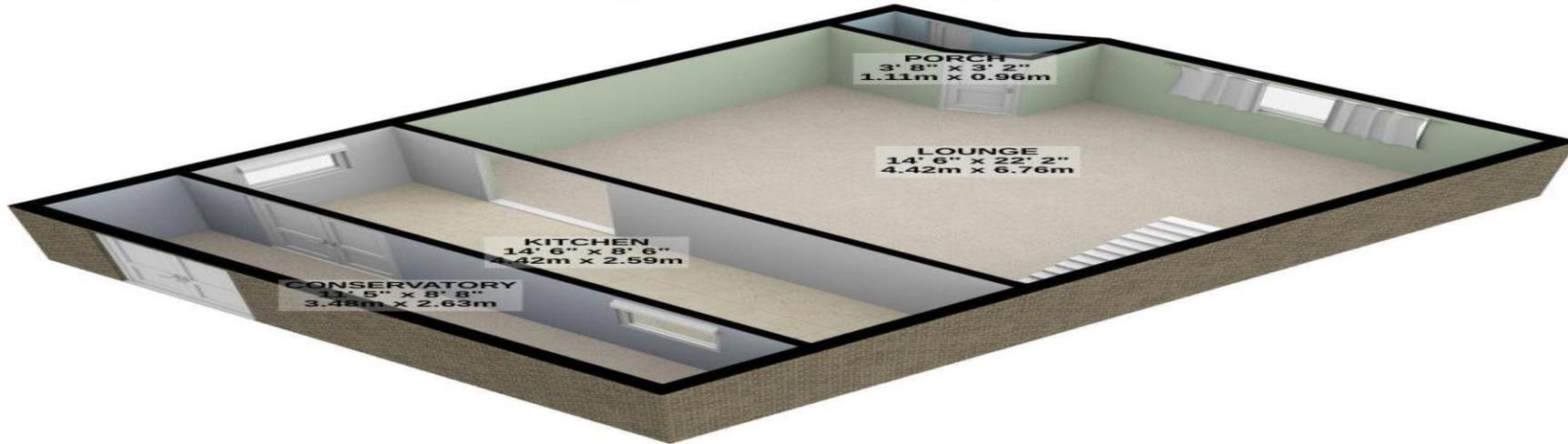
Bedroom 3' 8" 8" x 9' 5" (2.63m x 2.87m)

Fitted beech wardrobes, ceiling light, single panel radiator, double glazed unit with an opener and carpet flooring..

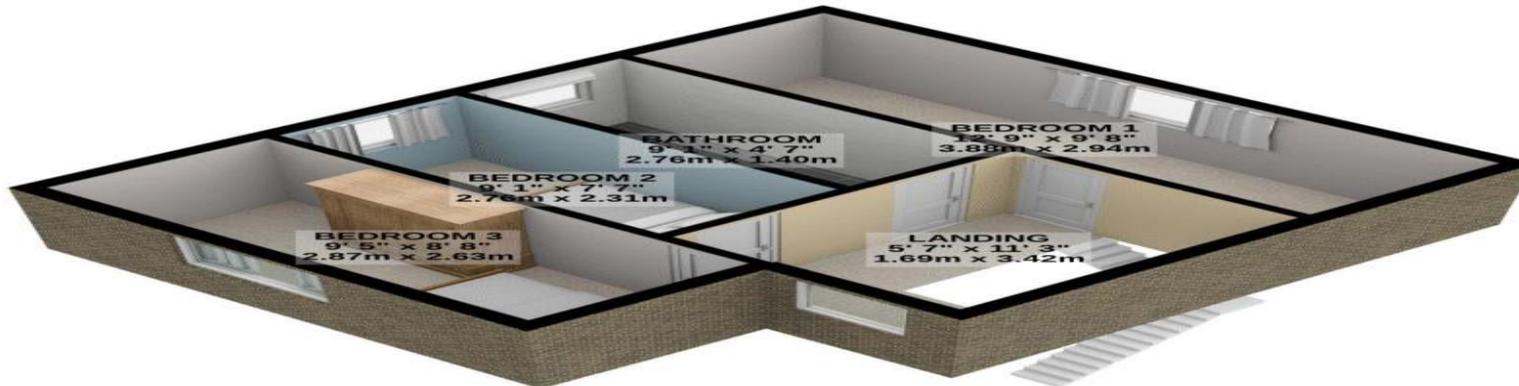
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GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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