

# Harrisons

ESTATE AGENTS



19 Doris Avenue, Bolton, Lancashire, BL2 6DB

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**Offers in Excess of  
£105,000**

**PROPERTY FEATURES AND DETAILS**

OFFERED WITH NO CHAIN

BAY-FRONTED MID-TERRACE

FAMILY LOUNGE

POSSIBLE RENTAL AT £550 FOR INVESTORS



**PROPERTY INFORMATION**

This property is in council tax band A

Doris Avenue, Tonge Fold, Bolton, Lancashire. **\*\*Offered With No Chain\*\***  
Are you looking for your first home or a buy to let investment? We are pleased to offer to market this spacious 2 bedroom mid-terrace property in Tonge Fold, just off Bury Road! **LEASEHOLD - 893 YEARS REMAINING**

**TRANSPORT** Bolton Rail Station 1.16 miles Hall i' th' Wood Rail Station 1.3 miles Moses Gate Rail Station 1.68 miles Farnworth Rail Station 2.16 miles

**EDUCATION** Forwards Centre 0.33 miles Park School Teaching Service 0.33 miles Leverhulme Community Primary School 0.43 miles Moorgate Primary School 0.53 miles Bolton Parish Church CofE Primary School 0.61 miles

**SUPERMARKETS** Co-Op Late Shop 0.42 miles Co-op Late Shop 0.54 miles Tesco 0.6 miles Aldi 0.75 miles The Cooperative 0.82 miles Morrisons 0.83 miles **Viewings are now going ahead - Contact Emma in branch today!**

### **Entrance Porch 3' 3" x 3' 3" (1m x 1m).**

Laminate wood flooring. UPVC front door. Gas box. Ceiling light..

### **Lounge 13' 9" x 14' 7" (4.2m x 4.45m).**

Laminate wood flooring. Gas fireplace with marble plinth and surround. Pendant calling light. Bay fronted window with openers. Broadband connection. Double panel radiator. Ariel connection. .

### **Kitchen/Diner 13' 10" x 15' 0" (4.22m x 4.58m).**

Wood laminate flooring. 3 pendant ceiling lights. 2 recess ceiling spotlights. Oak wood cupboards with blue laminate worktop. 4 ring gas burner with built in oven and extractor fan. Sink area - White cupboards with wood countertop. Stainless steel sink with drainage board and mixer tap. Patio doors leading to rear yard. .

### **First Floor Landing 5' 9" x 5' 0" (1.74m x 1.52m).**

Carpet flooring, pendant ceiling light, loft hatch.

### **Bedroom 1 14' 0" x 10' 5" (4.27m x 3.17m).**

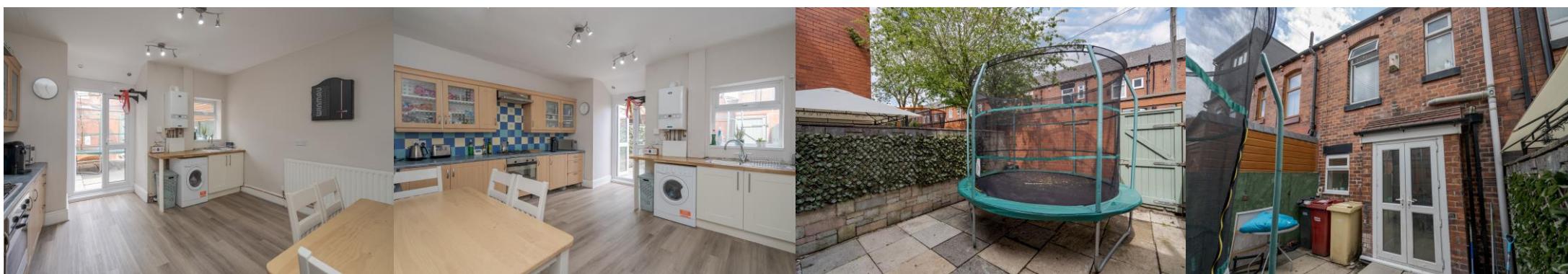
Carpet flooring. Pendant ceiling light. Double panel radiator. Double glazed unit to rear with large bottom opener. .

### **Bedroom 2 8' 6" x 13' 7" (2.59m x 4.13m).**

Fitted wardrobes. Carpet flooring. Pendant ceiling light. Double glazed unit to rear with opener. Single panel radiator..

### **Bathroom 4' 11" x 9' 3" (1.49m x 2.83m).**

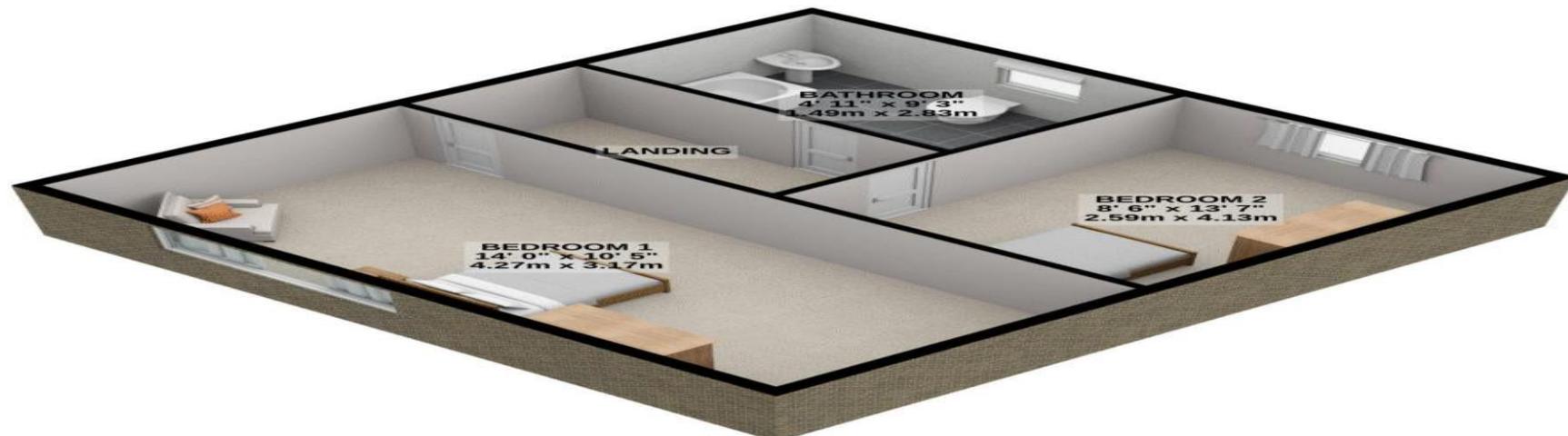
Lino flooring. White 3 piece suite. Shower over bath with mixer tap. Glass shower screen. Tiled walls. Pull cord Light. 5 recess ceiling spotlights. Chrome towel heated radiator. Wall mounted toilet roll holder..



GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.8 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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