



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

14 Florence Avenue, Bolton, BL1 8RG

Welcome to Florence Avenue...

A well-proportioned semi-detached family home, tucked away in Sharples yet within easy walking distance of local amenities and transport links. Briefly comprising of lounge, kitchen-diner, three bedrooms, family bathroom and separate W.C., with a delightful rear garden backing onto quiet allotments. This property must be viewed to appreciate everything on offer, but be quick!

Step Inside...

Through the sleek composite front door and into the entrance hallway, where there's plenty of space for you to neatly store coats and shoes. To your first left is the welcoming lounge, where a bay window bathes the room in natural light and a feature gas fireplace adds a cosy focal point. Continue along the hallway, past the understairs storage where there's plumbing provisions to neatly house your washing machine and tumble dryer, and to the rear of the home you'll find the kitchen-diner. With a range of fitted cream base and wall units, the kitchen has plenty of storage alongside the integrated oven, grill, induction hob, dishwasher and fridge-freezer. The dining room has ample space for a family-sized table and seating in front of a charming fireplace, and sliding patio doors open up to the rear garden.

Upstairs...

The master bedroom is a good double size with lovely green views over the allotments to the rear of the home. Bedroom two is also a spacious double with a large bay window, and the third bedroom is a single size - ideal for a children's bedroom, nursery or home office as required. The family bathroom has fully tiled elevations in soft neutral tones, with a shower above the bathtub, vanity basin and chrome heated towel rail. Next door is a separate W.C. with matching décor.

Outside Oasis...

The rear garden offers the perfect spot to enjoy sunny afternoons or BBQs with friends and family. A flagged patio sits just behind the house, with plenty of space for your furniture and a large wooden shed (ideal for a man cave or outdoor bar!). Steps lead down to the manicured lawn, surrounded by well stocked

flowerbeds filled with colourful perennials and shrubs. The garden backs onto Florence Avenue allotments, creating a peaceful backdrop for your summer weekends.

To the front of the home is a low maintenance, walled front garden, and there is also an additional plot of land at the end of the street with the opportunity to construct a garage (subject to any necessary planning permissions).

The Location...

The property benefits from being tucked away and backing onto peaceful allotments, while being close to a huge variety of amenities. From retail parks and supermarkets, to pubs, restaurants, sporting facilities and great schools, you have it all within a five-minute drive! And for those commuting, the A666 provides easy access to the motorway, while Bromley Cross Train Station and Hall i' th' Wood train station are both within walking distance.

£220,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Semi-Detached Family Home
- Great Location - Backing onto Allotments
- Lounge
- Kitchen-Diner
- Three Bedrooms
- Bathroom | Separate W.C.
- Beautiful Rear Garden
- Close to Amenities, Transport Links and Schools

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Front Elevation



Lounge



Dining-Kitchen



Kitchen





First Floor
Master Bedroom



Bedroom Two



Bedroom Three



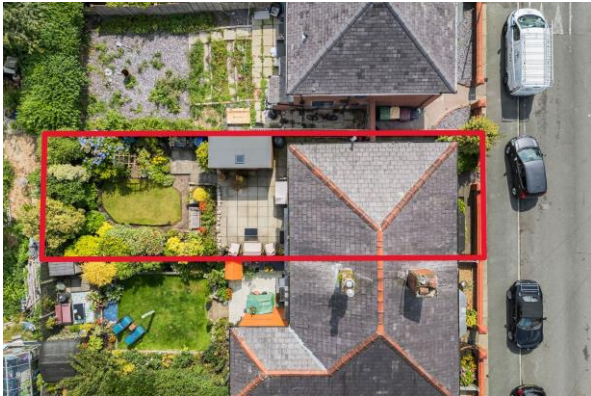
Bathroom



Rear Garden



Aerial Photo



Agents Notes

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