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HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 124 m²/1,332 sq.ft.
FLOOR 1: 60 m²/643 sq.ft. FLOOR 2: 46 m²/496 sq.ft. FLOOR 3: 18 m²/193 sq.ft.
EXCLUDED AREA: GARAGE: 20 m²/212 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

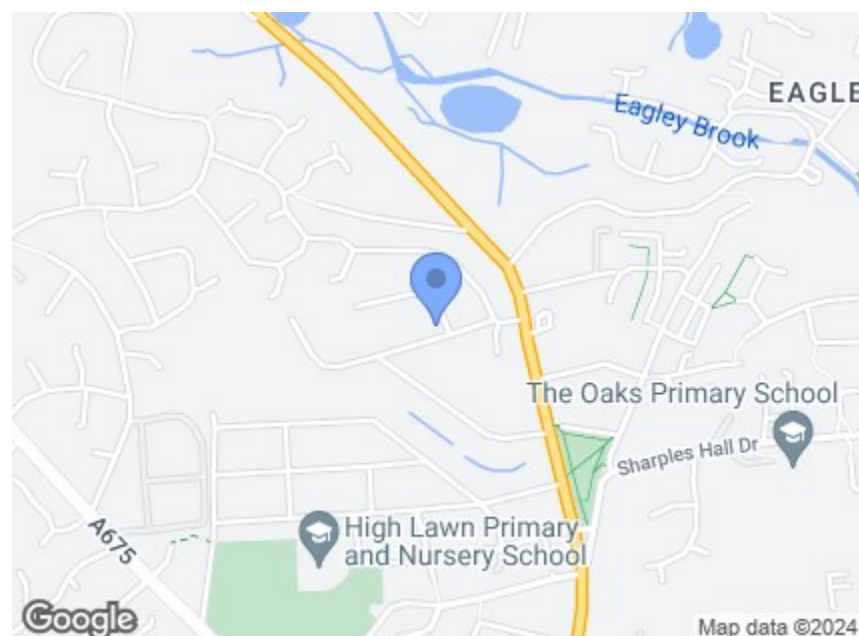


20 Kermoor Avenue
, Bolton, BL1 7HN

Offers in the region of £335,000

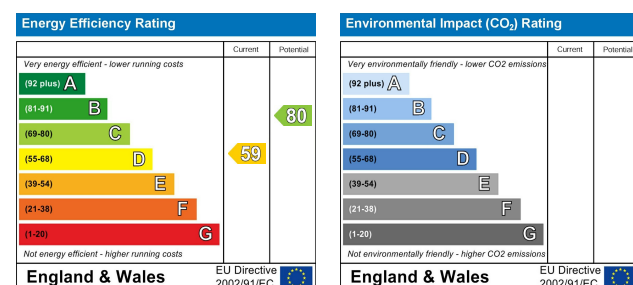


- Well presented three bedroom & loft, semi detached house
- Three reception rooms, kitchen & downstairs WC
- Sold with no chain
- Close to local amenities, transport links & motorway access
- Set on a corner plot, ideal for extension (subject to planning)
- Driveway parking and garage with electric door
- Well presented gardens to front & rear and patio area
- A Must See!!! Viewing highly recommended to appreciate size & location



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Continue to follow A676 and turn right onto Turton St/A673. Next turn right onto Slater Ln/B6207 and then turn left at the 1st cross street onto Waterloo St/B6207. Turn right onto Calvin St and then at the roundabout, take the 1st exit onto Waters Meeting Rd, turn left onto Kenmoor Ave.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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20 Kermoor Avenue , Bolton, BL1 7HN

WELL PRESENTED THREE-BEDROOM SEMI-DETACHED HOUSE**SOLD WITH NO CHAIN**GARAGE & GARDENS TO FRONT & REAR**SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION This semi detached property occupies a prime position on a corner plot, offering an excellent development opportunity and is available for sale with no onward chain.

The spacious layout comprises an entrance hallway, a well-appointed living room, lounge leading to a through dining room, a kitchen equipped with a range of fitted appliances, and an entry with access to the rear. The first floor features three bedrooms and a four-piece bathroom. Outside, the front boasts a low-maintenance garden, while the rear includes a private rear garden with patio area with access to a garage featuring an electric up-and-over door.

This sought-after location provides convenient access to Bolton's array of shops and amenities and is well-connected for commuting to Bury, Manchester, and throughout the North West. Don't miss out – act now to avoid disappointment.

Entrance Hallway

6'3 x 15'6 (1.91m x 4.72m)

Wooden entrance door with stained glass windows, opening into the hallway, radiator and stairs ascending to the first floor with original wooded balustrade. Doors to the living room, lounge and downstairs WC



Living Room

12'9 x 13'9 (3.89m x 4.19m)

With a front facing uPVC bay window, feature fire place, coving, radiator, power points, central ceiling light.



Lounge

11'6 x 15'7 (3.51m x 4.75m)

With a rear facing uPVC patio door leading to the rear garden patio, feature fire place, coving, radiator, power points, two ceiling lights. Through access to dining area.



Dining Room

9 x 8'8 (2.74m x 2.64m)

With a side facing uPVC window, radiator, power points, inset ceiling spot lights, sliding door access to the kitchen

Kitchen

7'1 x 16 (2.16m x 4.88m)

With rear and side facing uPVC windows and door leading to the rear garden and patio area, laminate tile effect flooring, range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, range style oven and gas hob with extractor fan, space for dishwasher and washing machine and an integrated fridge freezer, breakfast bar with seating overlooking the rear garden, inset ceiling spot lights and power points.



Downstairs WC

3'6 x 3'3 (1.07m x 0.99m)

Partially tiled, extractor fan, low flush WC and a hand wash basin with pedestal.

First Floor Landing

3'7 x 7'4 (1.09m x 2.24m)

Access to all three bedrooms and family bathroom.

Master Bedroom

9'4 x 13'1 (2.84m x 3.99m)

Rear facing uPVC double glazed window, fitted wardrobe, radiator, power points central ceiling light.



Bedroom Two

8'2 x 13'10 (2.49m x 4.22m)

Front facing uPVC double glazed bay windows, built in wardrobes, radiator, power points and central ceiling light. Access to the attic space via stairs.



Bedroom Three

7'6 x 7'8 (2.29m x 2.34m)

Front facing uPVC double glazed windows, radiator, power points and central ceiling light



Bathroom

7'6 x 8'8 (2.29m x 2.64m)

Fully tiled with laminate wood effect flooring, radiator, extractor fan, enclosed shower cubicle with glass screen and electric shower, panel enclosed bath, low flush WC and a hand wash basin with vanity unit.



Attic Area

9'8 x 10'9 (2.95m x 3.28m)

Benefiting from Velux window and inset ceiling spot lights



Attic Storage

11'6 x 10 (3.51m x 3.05m)

Garage

13'10 x 15'4 (4.22m x 4.67m)

Attached garage with electric door and rear access to the garden.

Rear Garden

Mainly laid to lawn with a patio area, mature shrub and plant borders



Front Garden

Mainly laid to lawn with mature shrub and plant borders, pathway leading to the front door

Tenure - Leasehold
Council Tax - Bolton Band D