

## 13 Gregory Avenue, Bolton

£150,000 Leasehold

Two double bedroom terrace property • Two reception rooms • Brand new matt white shaker style kitchen with marble effect laminate worktops • Three piece white bathroom suite • Integrated appliances in the kitchen • Freshly decorated throughout • Beautiful turnkey condition property • Low maintenance front and rear yard • Walking distance to local amenities • Close to great schools both primary and secondary



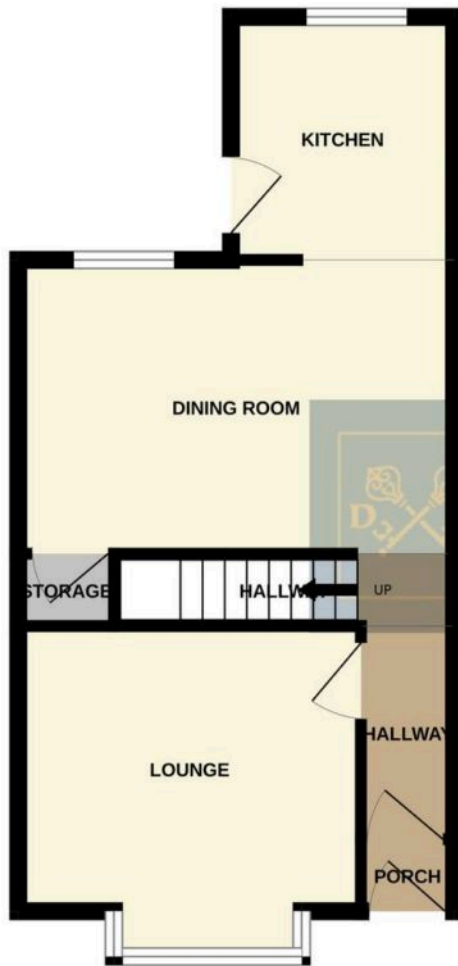




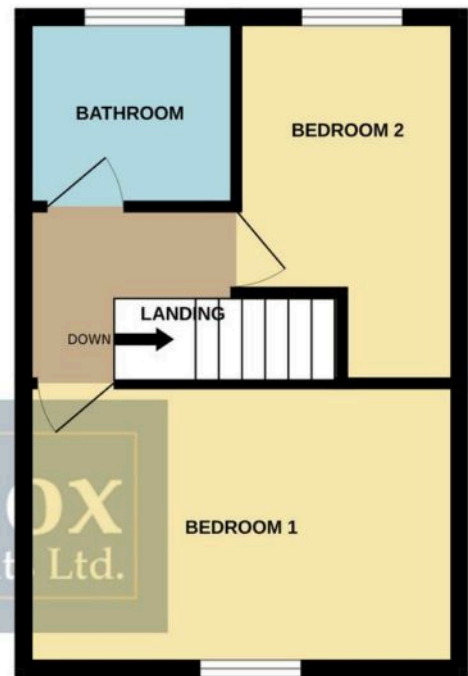
Nestled within a quiet neighbourhood, this charming 2 Bedroom Terraced House presents an ideal opportunity for those seeking a cosy and welcoming abode. Boasting two double bedrooms, this terrace property offers ample space for comfortable living. The interior features two reception rooms, perfect for entertaining guests or enjoying quiet evenings in. The recently renovated brand new matt white shaker style kitchen with marble effect laminate worktops exudes contemporary elegance, complemented by integrated appliances for added convenience.

A three-piece white bathroom suite adds a touch of luxury to the home, while the property itself has been freshly decorated throughout, presenting a beautiful turnkey condition for the discerning buyer. Additional highlights include a low maintenance front and rear yard, a key feature for hassle-free upkeep, and the convenience of walking distance to local amenities. Families will appreciate the proximity to outstanding primary and secondary schools, ensuring educational needs are easily met. With a new roof installed in 2025 and a fully serviced boiler, this property offers both modern comfort and peace of mind. As an added bonus, all blinds are included, making this home truly move-in ready.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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