



11 Newlands Avenue, Bolton

£170,000 Freehold

Two double bedroom semi detached property • Large lounge • Large rear garden with the potential to extend STPP • flagged driveway for three vehicles • Fitted wardrobes in both bedrooms • Modern three piece bathroom with black power shower over the bath • Walking distance to St Catherine's Academy • Five minutes from local train station • Close to good schools both primary and secondary • Excellent first time buyer property





This impressive two bedroom semi detached house presents an excellent opportunity for first time buyers seeking a comfortable and well maintained home in a highly convenient location. The property features a spacious lounge, ideal for relaxing or entertaining guests, and a modern three piece bathroom complete with a stylish black power shower over the bath. Both bedrooms are generously sized doubles and benefit from fitted wardrobes, providing ample storage and a sleek, contemporary finish.

The kitchen offers plenty of workspace and overlooks the expansive rear garden, which has significant potential for extension (subject to planning permission). The home is within walking distance of St Catherine's Academy, making it an ideal choice for families, and is just five minutes from the local train station, ensuring excellent commuter links. The area is also served by a range of good primary and secondary schools, further enhancing the appeal for growing families or those planning for the future. With its practical layout, modern features and desirable location, this property is perfectly suited to those looking to take their first step onto the property ladder.

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

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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The outside space is equally impressive and designed for both functionality and enjoyment. At the front, a concrete panel surround provides privacy, while a flagged pathway leads to the entrance. There is a neatly maintained lawned area bordered by established bushes, shrubs and mature trees, creating an attractive approach to the property. The flagged driveway offers parking for up to three vehicles, a valuable feature for busy households. To the rear, the garden is generously proportioned and features a flagged patio area, perfect for outdoor dining or entertaining, as well as a large lawned space which is ideal for children to play or for gardening enthusiasts to enjoy. The garden is enclosed by fence panels for added security and privacy, and there is an outside hosepipe connection for convenience. Side access leads directly to the front of the property, making garden maintenance and access easy. The combination of ample parking, well maintained gardens and the potential to extend makes the outside space a standout feature of this appealing home.