



Avro Close

Lostock

Miller Metcalfe
Every step of the way

Avro Close

Lostock

Semi Detached



3



2

EPC Rating - B

**** FANTASTIC THREE BEDROOM SEMI DETACHED HOME LOCATED ON A MODERN CUL-DE-SAC ****

****NO CHAIN - AVAILABLE IMMEDIATELY ****

We are thrilled to welcome this well-appointed and nicely presented three bedroom semi detached freehold property! Flowing elegantly with neutral and sophisticated decor, the house is just under two years old and is available immediately with no upward chain and has so much appeal!

The bright and airy accommodation offers a spacious lounge, full width kitchen/dining area, three bedrooms and two bathroom suites. Furthermore, there's two private parking spots to the front and a private lawned garden at the rear. We think the house would be ideal for a growing family looking to upsize and take advantage of the space on offer.

Avro Close is a hugely popular and well-regarded cul-de-sac of modern new build style properties. Middlebrook is walkable where you'll find an abundance of amenities such as shops, supermarkets, leisure facilities and restaurants. The local motorway network is just minutes by car providing great links to East Lancashire, Manchester and beyond.

The accommodation comprises; entrance hallway with a door leading to a cloakroom. Another door leads to a hugely impressive lounge which has plenty of light. At the rear you'll find a large kitchen/dining area with a combination of base and eye level fitted units and enough room to accommodate a dining table. Take the stairs to the first floor and you'll find two double bedrooms and a further single bedroom. The master bedroom has an en-suite shower room in addition to the family bathroom suite.

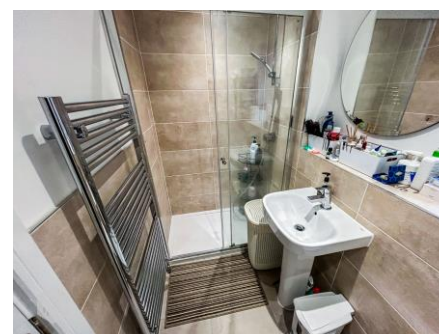
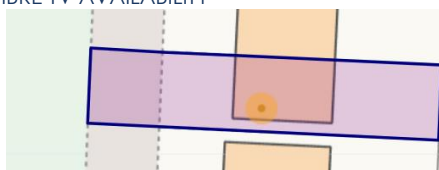
TENURE
Freehold

LOCAL AUTHORITY
Bolton Council
Band B
Annual Price: £1670

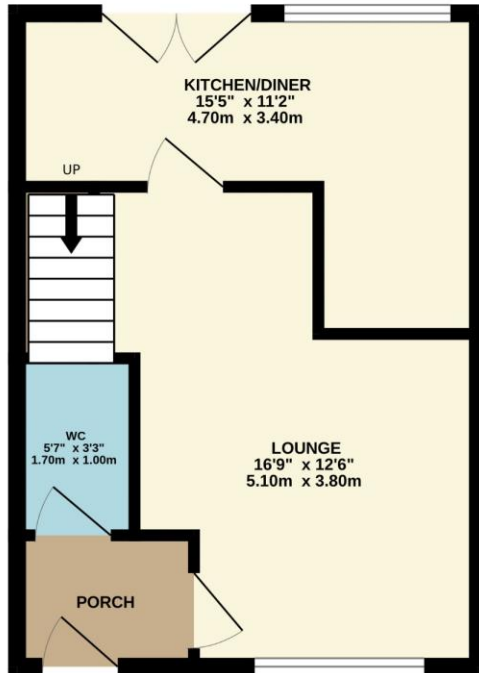
MOBILE COVERAGE
EE
Vodafone
Three
O2

BROADBAND
Basic 6 Mbps
Superfast 71 Mbps
Ultrafast 1000 Mbps

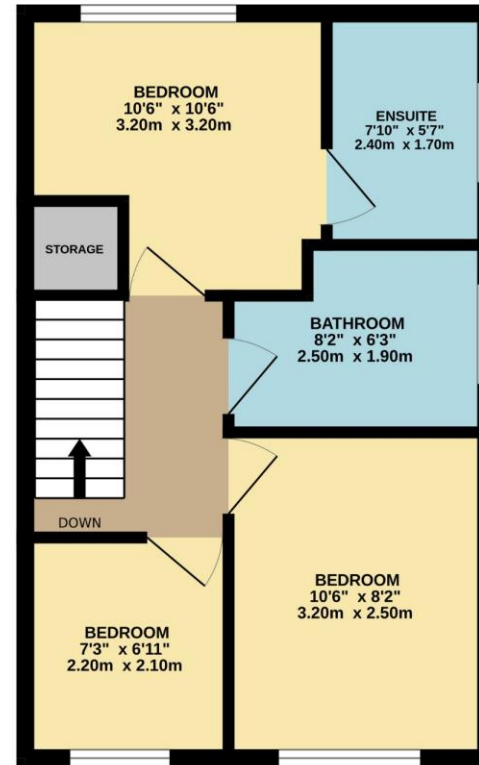
SATELLITE / FIBRE TV AVAILABILITY
BT
Sky



GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google ★★★★★

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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