



Fifth Avenue  
Bolton

**Miller Metcalfe**  
*Every step of the way*

# Fifth Avenue

Bolton

Detached



4



4

EPC Rating - E

Pull up on the long block paved driveway and make your way to No 9 Fifth Avenue, passing the mature garden before arriving at the heritage front door. Step inside to discover the period elegance waiting within, admiring the exposed red brick as you kick off your shoes and hang your coat in the porch before continuing into the elegant hallway with stained glass window panels flooding light into this space, this is a home with a true sense of splendour and tradition.

You are instantly greeted with tall ceilings and Parquet effect flooring edged with deep skirting boards...a reminder of the quality and craftsmanship.

To your left, an original door leads through to the formal lounge with its striking bay window. Relax in this lavish lounge where the fireplace takes centre stage and take in the beauty of this room. Continue along the hall to discover the contemporary bespoke kitchen and open plan family room this is the heart of the home.

The area flows effortlessly whilst giving you defined areas to cook, eat and relax. Beneath the sleek granite surfaces, soft grey units and an abundance of drawers conceal a wealth of storage in this exquisitely planned kitchen and a new range cooker. Bi folding doors offer a glimpse of the garden and allow the light to simply flow through. Soft neutral walls are the perfect backdrop for the multi fuel burner and the rich parquet effect flooring which continues underfoot, so in keeping with the vintage of this home.

Retrace your steps back to the hall, passing the perfectly positioned downstairs wc, sleek and sophisticated and keeping its inherent character.

Take the white spindled staircase up to the first floor, complementing the pretty colours in the stained-glass window on the half landing. Emerge onto the spacious open landing with its impressive tall ceilings leading the way to three double bedrooms and the family bathroom.

The first bedroom on your right is your spacious master bedroom with its original deep skirting boards and large bay window, with fitted wardrobes providing plenty of storage, flowing into the four piece newly fitted en-suite with under floor heating. The next bedroom is a spacious double bedroom, overlooking the rear garden with fitted wardrobes. Bedroom three is also a double bedroom. Refresh and unwind in the family bathroom with under floor heating, emanating a period feel.

From the landing the white spindled staircase takes you up to a large converted dormer bedroom with plenty of storage and a guest wc.

Externally the garden to the rear is fully enclosed, with artificial lawn, brick wall surroundings and established planters and bushes. Access to the recently converted office is perfect for those now working from home, whilst still retaining a part of the garage for additional storage. A block





paved area continues through the wrought iron gate to the driveway, providing ample off road parking and electric car charger.

The vendor informs us that the property has recently had a new boiler, re-pointed and the roof checked.

TENURE  
Freehold

LOCAL AUTHORITY  
Bolton

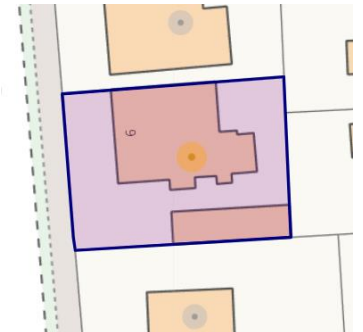
COUNCIL TAX  
Band: E  
Annual Price: £2,616.88

FLOOD RISK  
Medium

MOBILE COVERAGE  
EE - average  
Vodafone - average  
Three - average  
O2 - average

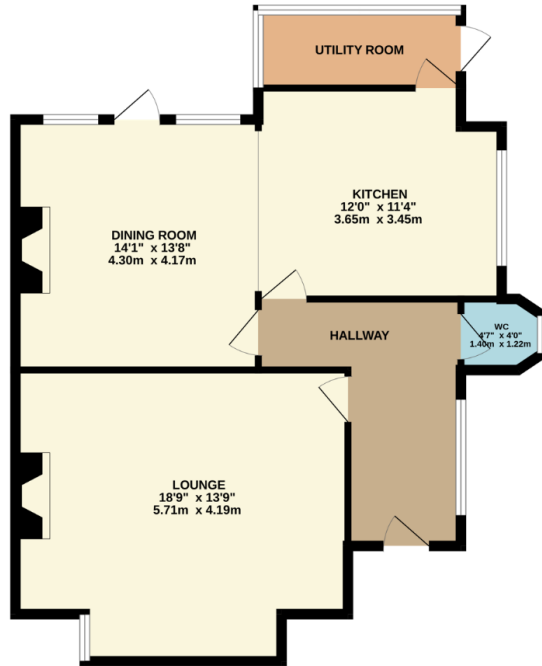
BROADBAND  
Basic - 15 Mbps  
Superfast - 80 Mbps  
Ultrafast - 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY  
BT  
Sky

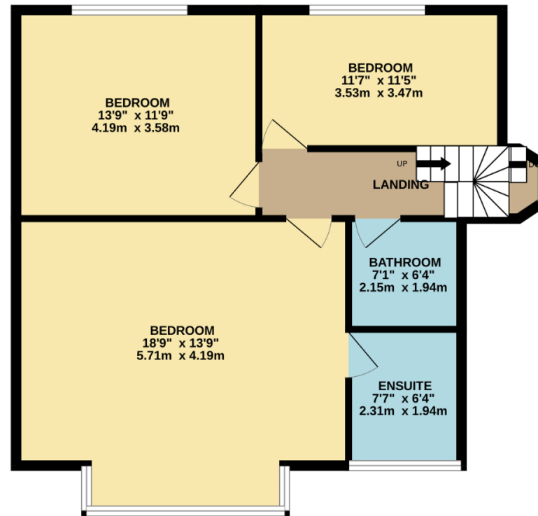




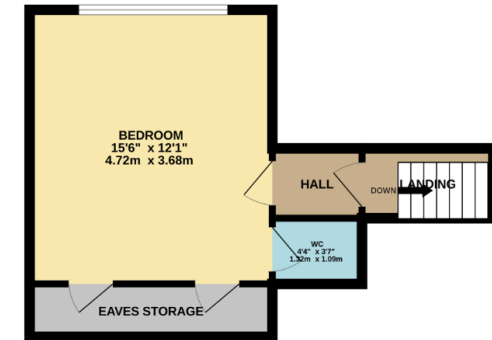
GROUND FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



2ND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1825 sq.ft. (169.6 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.