

Broxton Avenue, Bolton, BL3 3TG

Offers Over £199,950

Council Tax Band: B



This 3-bedroom house presents an exciting opportunity for buyers seeking a spacious home with room for customization. With a generous layout, bright interiors, and a large open-plan kitchen, this property offers plenty of potential for creating your ideal living space.

The reception area offers a spacious and flexible space for both relaxation and entertainment. Large windows allow natural light to flood the room, creating a warm and airy atmosphere that's perfect for various living arrangements. The neutral decor offers a great starting point for personalizing the space to your style.

At the heart of the home is the expansive open-plan kitchen, which features ample counter space and storage options. Whether you're cooking, dining, or entertaining, this space offers endless possibilities for design and functionality. The adjoining dining area is perfect for family meals or casual get-togethers.

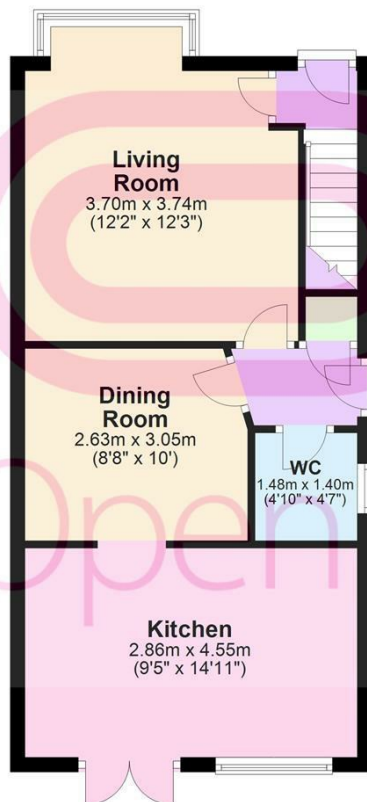
This home boasts three generously sized bedrooms, each offering plenty of natural light and storage. The master bedroom provides ample space for a double or king-size bed, while the additional bedrooms can be used as children's rooms, guest spaces, or even a home office—ideal for a variety of needs.

The property includes both front and rear gardens, with the back garden offering a private space to relax, entertain, or cultivate your ideal outdoor area. The front garden enhances the home's curb appeal, while the possibility for off-road parking adds practical value.

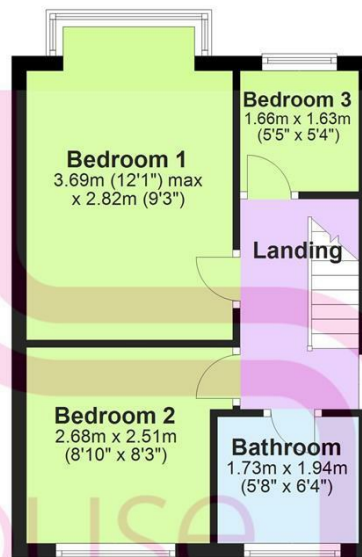


404 Derby Street, Bolton, BL3 6LS
 01204 589600
 bolton@localagent.co.uk
 www.openhousebolton.co.uk

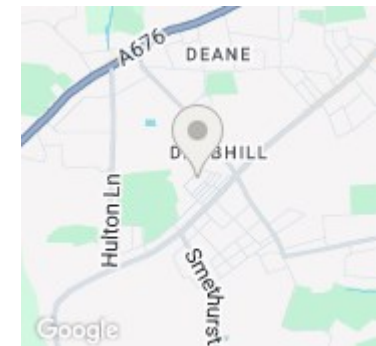
Ground Floor
 Approx. 43.3 sq. metres (465.9 sq. feet)



First Floor
 Approx. 30.0 sq. metres (322.6 sq. feet)



Total area: approx. 73.3 sq. metres (788.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	