

Walker Avenue, Bolton, BL3 2DY
Offers Over £245,000
Council Tax Band: C



A well-presented three-bedroom semi-detached property offering spacious family accommodation with two reception rooms, a fitted kitchen, and a rear garden.

Key Features:

Three bedrooms, two reception rooms, family bathroom, rear garden, and a practical layout ideal for family living.

Location Highlights:

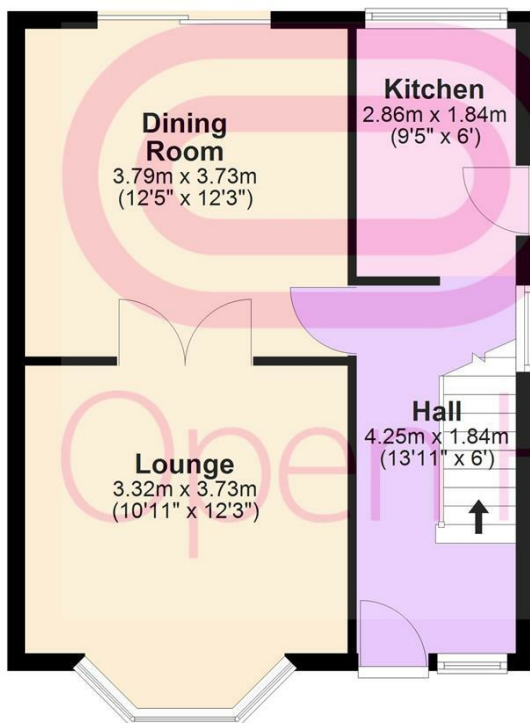
Situated on Walker Avenue, Bolton, close to schools, local amenities, transport links, and Bolton town centre.



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

Approx. 41.2 sq. metres (443.5 sq. feet)

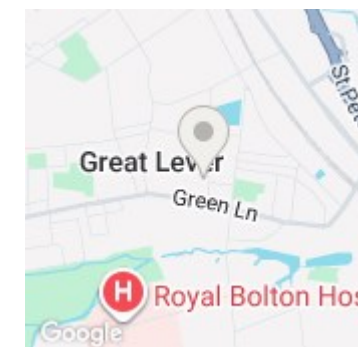


First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 82.1 sq. metres (883.2 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	