HARRISON
Est. 1987

31 BROOKFIELD AVENUE AINSWORTH BOLTON

£310,000 NO CHAIN

CHOICE LOCATION WITH SUPERB OPEN PASTURELAND VIEWS

***MODERN FREEHOLD DETACHED DORMER BUNGALOW *4 DOUBLE BEDROOMS *HALL *OPEN PLAN LOUNGE/DINING ROOM *STYLISH FITTED BREAKFAST KITCHEN *UTILITY ROOM *NEW MODERN G/FLOOR & 1ST FLOOR SHOWER ROOM *DETACHED GARAGE *SPACIOUS DRIVEWAY *LAWN GARDENS/PATIOS *VIEWING REC**

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GROUND FLOOR

HALL uPVC double glazed entrance door, internal entrance door.

LOUNGE/ DINING ROOM **23'3'' x 16'7'' (Open plan room)** 3 uPVC double glazed windows with spectacular open views, modern staircase to first floor with oak wood and safety glass balustrade.

BREAKFAST KITCHEN **17'4'' x 9'10''** uPVC double glazed window and rear entrance door, stylish range of cream high gloss fitted wall and base units with granite worktops and coordinating island unit and tiled surrounds, inset sink unit, electric oven/grill, induction hob and stainless steel extractor, integrated fridge, concealed wall mounted central heating boiler, ceramic tiled floor.

UTILITY ROOM **7'5'' x 6'5''** Plumbing for washing machine, ceramic tiled floor.

SHOWERROOM uPVC double glazed window, New white modern suite comprising hotel style walk in shower, hand wash basin with built in vanity unit, wc, wall mirror, ceramic tiled walls and floor, chrome heated towel rail.

BEDROOM 1 **12'4'' x 8'9''** uPVC double glazed window, stylish range of fitted wardrobes.

BEDROOM 2 **10'10'' x 10'5''** uPVC double glazed window with views, modern range of mirror fronted fitted wardrobes.

FIRST FLOOR

BEDROOM 3 **17'5'' x 11'5''** uPVC double glazed window with views, range of fitted bedroom furniture comprising wardrobes, dresser and drawers, shower cubicle.

BEDROOM 4 **16'2'' x 11'7''** uPVC double glazed window with views, range of fitted wardrobes and dresser.

SHOWEROOM Modern White 3 piece suite comprising shower, hand wash basin and wc, tiling to walls and floor.

EXTERNALLY

GARDENS Landscaped lawn garden to front and side and attractive spacious paved rear patio.

LARGE DETACHED GARAGE Matching brick construction with electric door, power and lighting and side entrance door access.

PARKING Attractive spacious block paved driveway.

LOCATION From Church Street in Ainsworth Village turn on to Bradley Fold Road then left into Devon Drive then 2nd right into Newquay Avenue proceed to the top to Brookfield Avenue.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a Structural survey and the services, appliances and specific fittings have not been tested by Harrison Estate Agents. All photographs, measurements, floor plans and any distances referred to are offered as guidance only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All legalities relating to any purchase should be checked and confirmed by your Solicitor prior to exchange of contracts.

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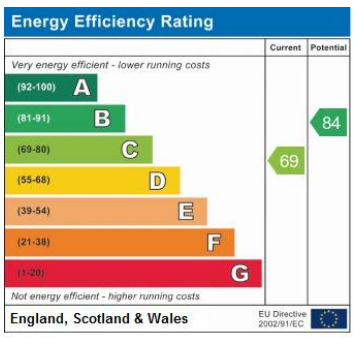

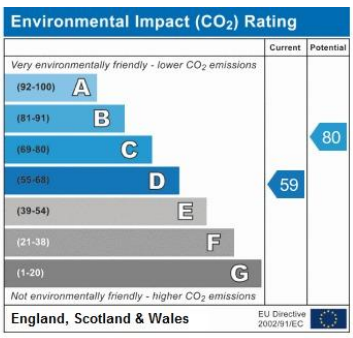

Address:
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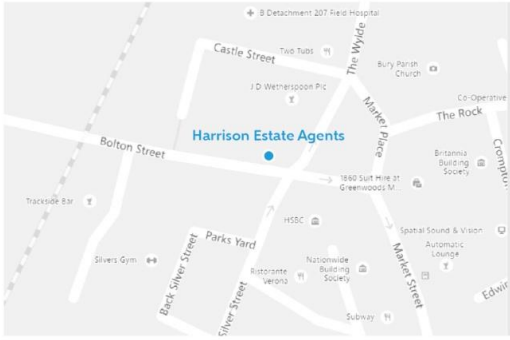

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TRUSTED EXPERTISE

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