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# LINDALE AVENUE

HEATON, BL1



**Looking for a detached true bungalow in Markland Hill, with no onward chain and plenty of space to extend?**

Tucked off Albert Road West, discover the highly sought after Lindale Avenue.

Pull up onto the neatly paved driveway of Number Eighteen, where there is plenty parking for friends and family too ahead of the single garage.





Step into the hallway and stash your coats and boots in the built-in wardrobes to the right. There's additional storage ahead in the cupboard too.

Follow the door through into the spacious living room, flooded with light courtesy of the large window that looks out over the lush green front garden.

Central to the far wall is a gas fire with stone surround, an ideal focal point to centre your furniture around.





Follow the door through the kitchen where Oak 'Shaker' style units are arranged in a U-shape. Integrated within, is a Neff oven and separate grill, a 4-ring halogen hob with glass splashback and stainless steel extractor above.

A stainless steel sink sits upon a contrasting worktop by the window. There's plumbing below for a washing machine and dishwasher along with space for a free standing fridge/ freezer opposite. A door leads out onto the side elevation, then through to the rear garden.



Soaking up the best of the garden views, both double bedrooms are set to the rear of the house.

The main bedroom comes with a full bank of fitted wardrobes in a white finish complementing the neutral walls.







Freshen up in the modern shower room next door, fitted with a WC, heated towel rail, vanity wash hand basin and corner shower.

White textured wall tiles create a fresh feel with a band of glass mosaics adding texture to the space.



The second double bedroom comes with fitted wardrobes and overhead storage in a timber finish.

Delicate creamy beige wallpaper adorns the walls.



## Step Outside

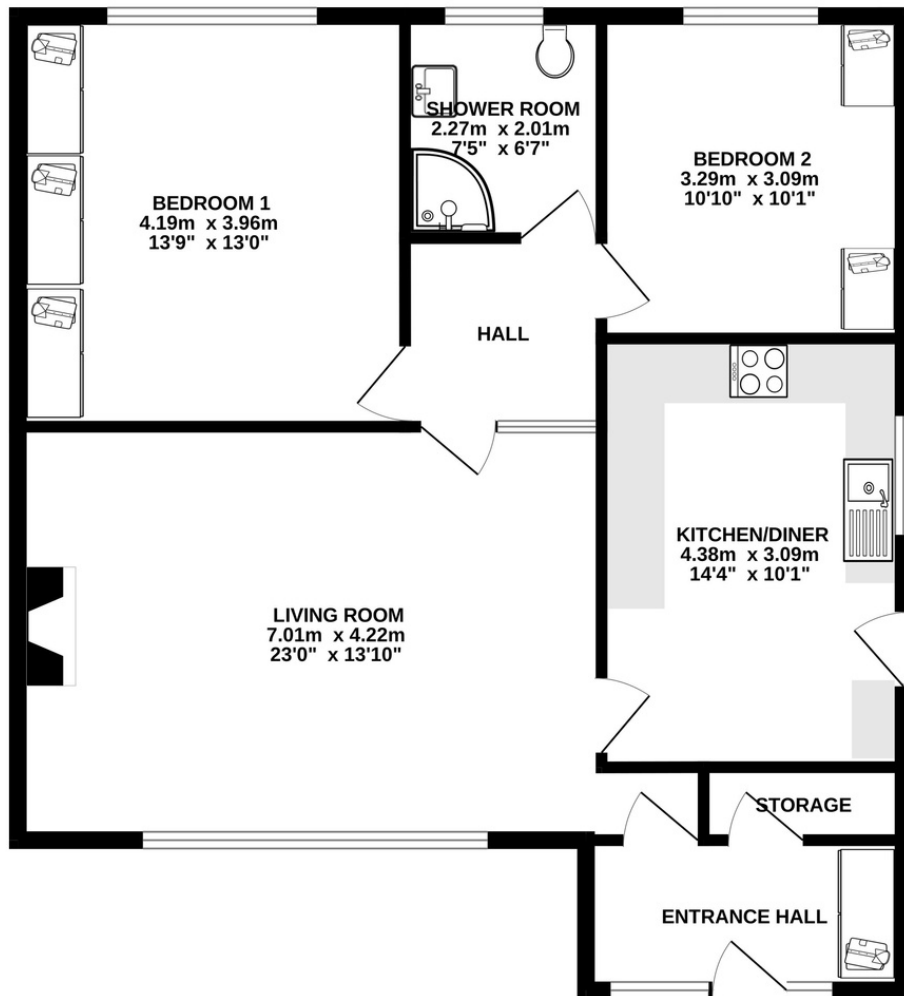
The real jewel in the crown of Number 18, is its perfectly manicured, spacious rear garden, ideal for outdoor gatherings and relaxation. Whether it's enjoying a morning coffee on one of the patio areas or hosting a barbecue with friends, this outdoor space is perfect for all the family.

Step up to the well maintained lawn, bordered by mature shrubs. There's lots of space to extend, should you wish (subject to planning permission).





GROUND FLOOR  
80.5 sq.m. (867 sq.ft.) approx.



TOTAL FLOOR AREA : 80.5 sq.m. (867 sq.ft.) 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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## Out and about:

Nestled in such a prestigious location you are only minutes from excellent schools, shops, restaurants and transport links to the motorways and railway.

Drop the kids off at Markland Hill Primary School, only a one-minute walk away, or walk eight minutes to Clevelands Nursery and Preparatory school. The independent and highly lauded Bolton School is only a ten-minute drive away.

Three well known Bolton pubs and restaurants are within walking distance of Number Eighteen, including the inimitable 'Fanny's Pub' at the Victoria Inn; a local favourite.

Pull on your walking shoes and head out on one of the many walks on the doorstep such as Doffcocker and High Rid reservoirs, or, for the more energetic, Winter Hill. Rivington and its fascinating terraced gardens are only a short drive away.

Local amenities also include a newsagent, beauticians, and coffee shops within walking distance, while Middlebrook retail park is an easy ten-minute drive away.

### FEATURES:

- Detached True Bungalow
- No Chain
- Two Double Bedrooms
- Large Front & Rear Gardens
- Driveway For Two Cars & Garage
- Plenty Of Scope To Extend
- EPC rated: TBC
- Tenure: Leasehold
- Council Tax Band: D

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MARKLAND HILL, BL1

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