

52 Ainsworth Avenue, Horwich, Bolton, BL6 6LX



Offers Around £175,000

Three bedroom semi detached property in a superb and very popular residential location, Situated close to local primary and secondary schools, shops, local amenities, road and rail links and close to the Middlebrook retail park. Benefiting from double glazing gas central heating, utility and storage area, gardens front and rear with patio seating area. Viewing essential to appreciate all the location and all that is on offer.

- Three Bedrooms
- Utility Storage Area
- Double Glazing
- Close To Middlebrook
- Awaiting EPC
- Gardens Front And Rear
- Gas Central Heating
- Popular Location
- Council Tax Band A



Three bedroom semi detached property in a very popular and residential location. This property comprises:- Entrance hall, lounge, kitchen diner, utility/storage. To the first floor there are two double bedrooms and a family bathroom and a third double bedroom in a loft conversion. To the outside there are gardens to the front and rear. The property is located near primary and secondary schools, local shops, local amenities, and close to Middlebrook Retail Park. The property also benefits from gardens front and rear with patio seating area, double glazing, and gas central heating. Viewing essential to appreciate the condition, location and all that is on offer.

Hallway

UPVC frosted double glazed window to side, double radiator, stairs:

Lounge 11'10" x 10'11" (3.61m x 3.32m)

UPVC double glazed window to front, decorative electric fire set in wooden surround, double radiator.

Kitchen/Dining Room 11'10" x 17'0" (3.60m x 5.18m)

Fitted with a matching range of base and eye level units with worktop space over with worktop space over round edged worktops, stainless steel sink, space for fridge/freezer, electric fan assisted oven, two uPVC double glazed windows to rear, double radiator:

Storage/ Utility 13'0" x 6'3" (3.96m x 1.91m)

With worktop space over, plumbing for automatic washing machine, uPVC frosted double glazed window to rear, uPVC double glazed frosted entrance door to rear, door to Storage cupboard.

Landing

UPVC frosted double glazed window to side, stairs,:

Bedroom 1 12'4" x 15'3" (3.77m x 4.64m)

Hardwood double glazed velux window, small hardwood double glazed velux window, double radiator, door to Storage cupboard.

Bedroom 2 11'6" x 10'1" (3.51m x 3.07m)

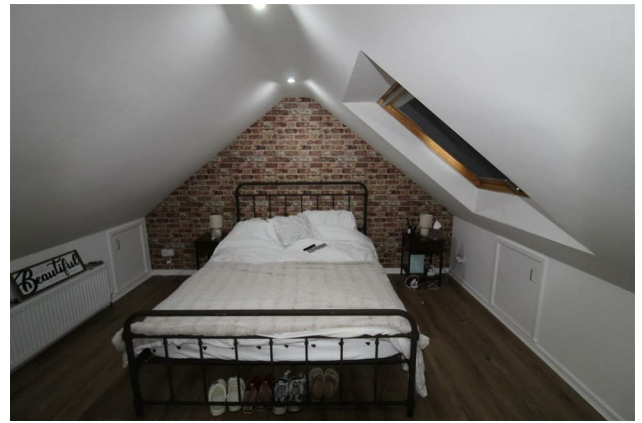
UPVC double glazed window to rear, radiator.

Bedroom 3 10'5" x 11'2" (3.18m x 3.40m)

UPVC double glazed window to front, radiator, door to Storage cupboard.

Bathroom

Three piece suite comprising deep panelled bath, wash hand basin with cupboard under and tiled splashback and with electric shower over and shower curtain, uPVC frosted double glazed window to rear, double radiator.

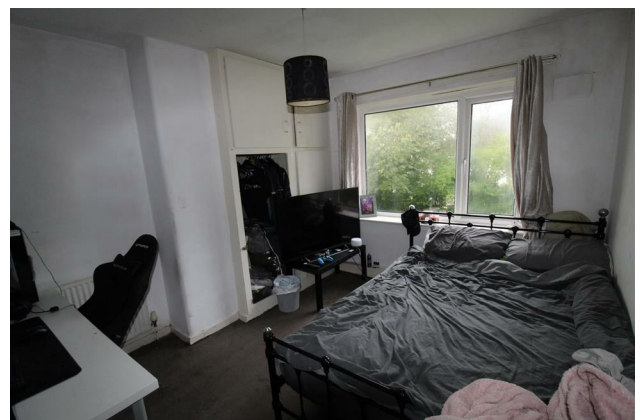


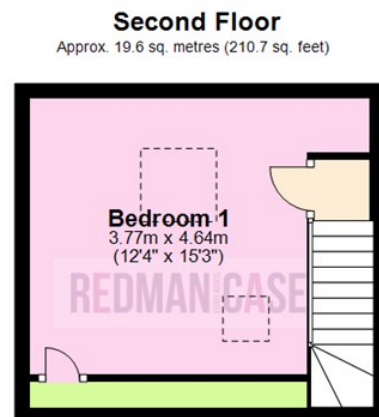
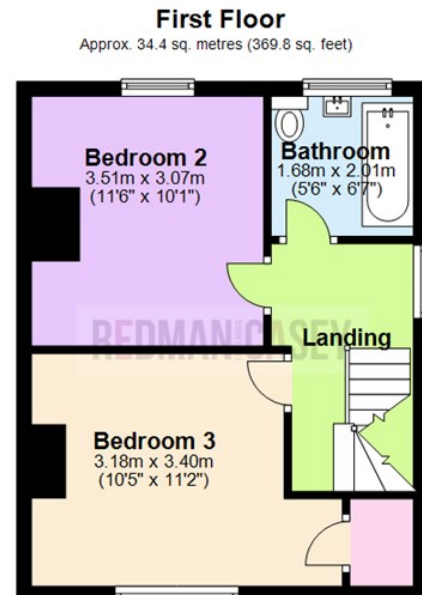
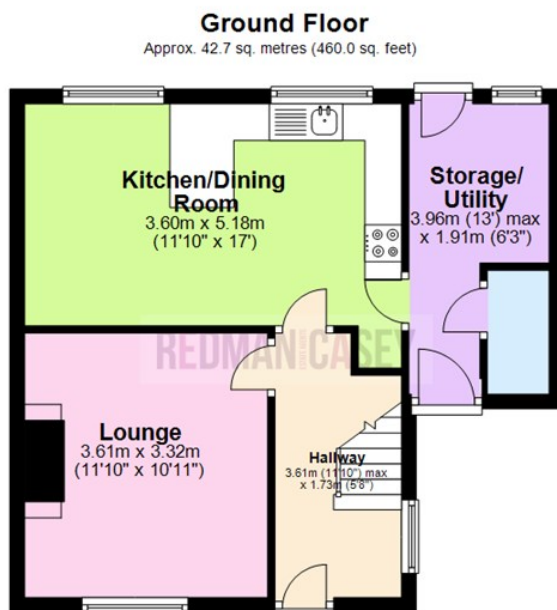
Outside Front

Enclosed front garden with path leading to front door, laid mainly to lawn with mature planting.

Outside Rear

Enclosed rear garden laid to lawn with mature planting and patio seating area.





Total area: approx. 96.7 sq. metres (1040.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

