

26 Ormston Avenue, Horwich, Bolton, Lancashire, BL6 7EA



Offers In The Region Of £195,000

Immaculately presented three bedroom semi detached property in great condition and situated in a residential location. Close to local schools, shops, amenities and very close to Rivington Country Park. This property benefits from gas central heating, double glazing enclosed gardens to front and rear, with the possibility to extend with the correct planning in place.

This property is highly recommended for viewing to appreciate the space and all that is on offer.

- Immaculate Presentation
- Gardens Front And Rear
- Gas Central Heating
- Three Bedroom
- Semi Detached
- Double Glazing



Immaculately presented three bedroom semi detached property.

Situated in a great residential location close to Rivington Country Park, local schools, shops and all local amenities. The property comprises:- Entrance hall, lounge, kitchen diner, to the first floor there are three bedrooms all of which are double with WC and bathroom. The outside has large gardens to front and rear offering outside seating area. The property also benefits from gas central heating, double glazing, and gardens to front and rear.

We highly recommend this property for viewing to appreciate all that is on offer and to avoid disappointment.

Hall 10'0" x 4'7" (3.05m x 1.40m)

Stairs, door to:

Lounge 17'0" x 12'0" (5.17m x 3.66m)

UPVC double glazed window to side, two uPVC double glazed windows to front, double radiator, door to:



Kitchen/Diner 17'0" x 12'4" (5.17m x 3.76m)

UPVC double glazed window to rear, uPVC frosted double glazed window to side, two double radiators, door, uPVC frosted entrance door to rear.



Bedroom 1 10'4" x 11'10" (3.15m x 3.60m)

UPVC double glazed window to front, uPVC double glazed window to side, double radiator, door to:

Bedroom 2 11'1" x 9'2" (3.39m x 2.79m)

UPVC double glazed window to front, double radiator.

Bedroom 3 6'4" x 6'7" (1.93m x 2.00m)

UPVC double glazed window to side, radiator.

Landing

Door to:

WC

UPVC frosted double glazed window to side, fitted with low-level WC, tiled splashback, heated towel rail.



Bathroom

Two piece suite comprising deep panelled bath, pedestal wash hand basin and with shower above and shower curtain, tiled surround, uPVC double glazed window to side, heated towel rail.

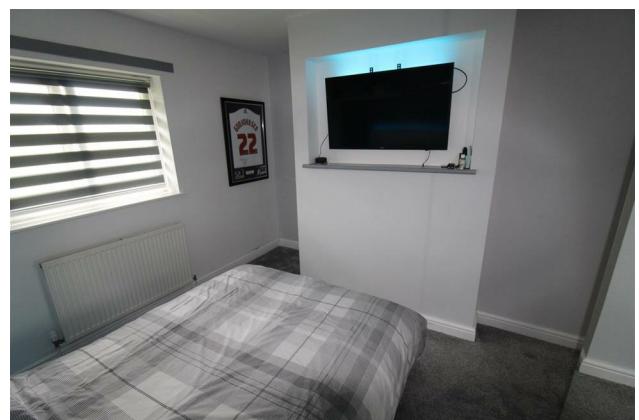
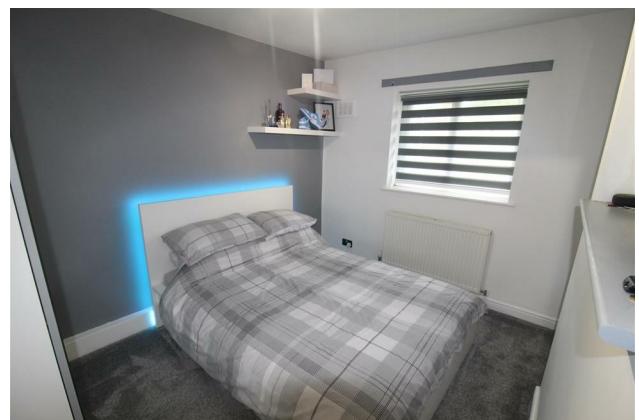
Outside Front

Enclosed garden to front with ornamental stone and mature flower beds, paved path leading to front door.

Outside Rear

Enclosed rear garden, garden area with decked patio area and stoned patio seating area.



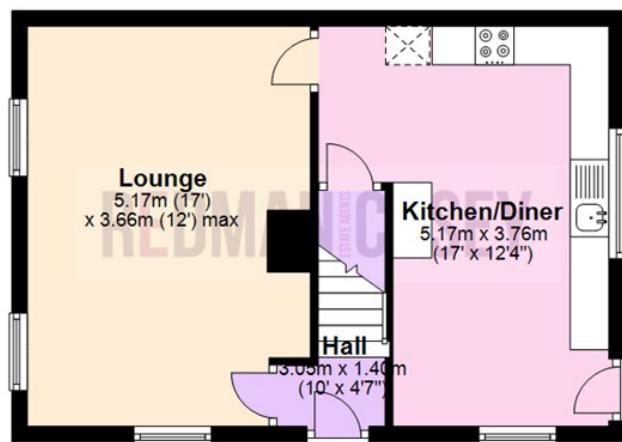


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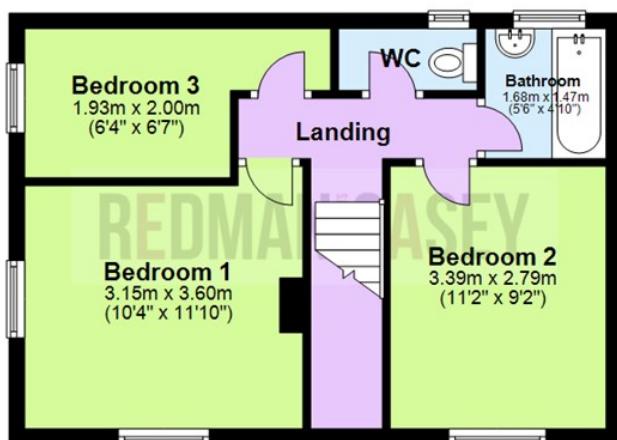
Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



First Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



Total area: approx. 77.6 sq. metres (835.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

