REDMAN CASEY ESTATE AGENTS

## 80 Ainsworth Avenue, Horwich, Bolton, BL6 6NW

## Offers Over £220,000

Superb semi detached property with views over three counties in a great residential location. This elevated home is situated in a great residential location, close to local shops, schools, all local amenities and close to many country walks. This property has the added benefit of off road parking, a garage with power wrap round gardens both covered and open patio seating areas A unique opportunity to buy a superbly presented home with both indoor and outdoor space. Viewings are highly recommended.

- 2 Bedroom Semi Detached
- Garage
- Extensive Gardens
- Covered Patio Seating Area
- Council Tax Band B
- Large Corner Plot
- Off Road Parking
- Flexible Accommodation
- Close to Rivington Moors
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superbly presented spacious semi detached property views over three counties and gardens to three sides. Situated in a popular residential location close to many country walks, local schools, shops and all amenities. The property comprises, Entrance hall, lounge, dining room, kitchen, bedroom, family bathroom, conservatory, To the first floor there is a double bedroom and a room currently used as a bedroom with a dressing area. Outside to the rear there is a garage, a driveway gardens to three side with patio seating area and a covered seating area. The property benefits from double glazing, gas central heating. This property is one that must be viewed to appreciate the condition, space, views and overall condition viewing is highly recommended.

**Entrance Hall**
Double radiator, door to Storage cupboard, door to:

**Lounge 10'9" x 17'7" (3.28m x 5.37m)**
UPVC double glazed window to side, gas fire set in feature wooden surround, double radiator.

**Dining Room 10'10" x 6'7" (3.30m x 2.00m)**
UPVC double glazed window to side, double radiator, stairs.

**Kitchen 9'6" x 10'0" (2.90m x 3.05m)**
Fitted with a matching range of white wood base and eye level units and cupboards with drawers, cornice trims and worktop space over, stainless steel sink unit with mixer tap, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in gas hob, uPVC double glazed window to front, double door to:

**Bedroom 1 9'7" x 10'5" (2.93m x 3.18m)**
Window to front, double radiator.

**Bathroom**
Three piece suite comprising deep panelled bath, vanity wash hand basin vanity unit with base cupboard and ceramic tiling to all walls and close coupled WC, uPVC frosted double glazed window to front, radiator.

**Sun Room**
Two uPVC double glazed windows to side, uPVC double glazed window to rear, uPVC double glazed window, uPVC double glazed entrance door.

**Bedroom 2 8'11" x 9'7" (2.71m x 2.92m)**
UPVC double glazed window to side, hardwood double glazed skylight to front, radiator, door to:

**Loft Room 8'11" x 10'11" (2.71m x 3.33m)**
Radiator.

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**Dressing Area 8'11" x 6'11" (2.71m x 2.10m)**
Hardwood double glazed skylight to front, open plan to:

**Garage**
Single garage with lights power and service pit.

**Driveway**
Off road parking for two vehicles at rear of property.

**Outside Front**
Private enclosed garden laid to lawn with mature planting mature shrubs and planting path leading to front.

**Outside Rear**
Large garden enclosed garden area with seating areas covered patio seating area. Laid mainly to lawn mature planting of shrubs and plants.

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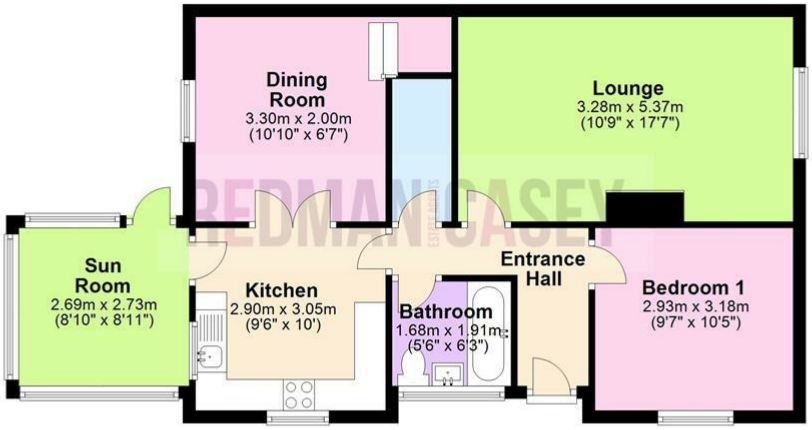
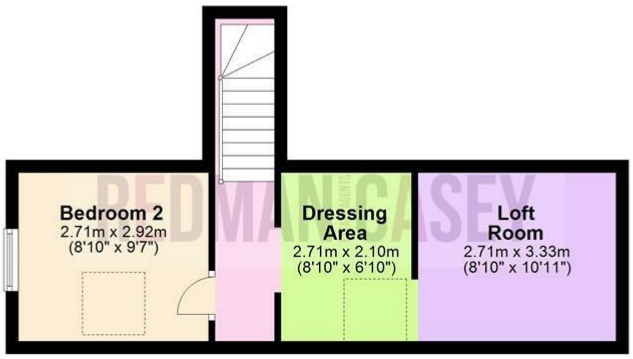
## Ground Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



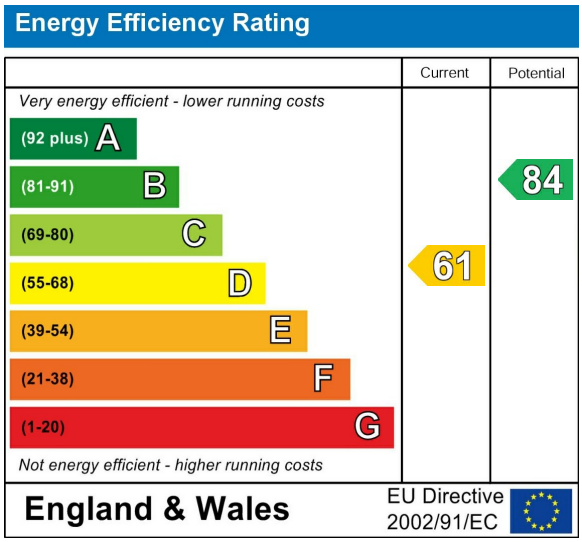

## First Floor

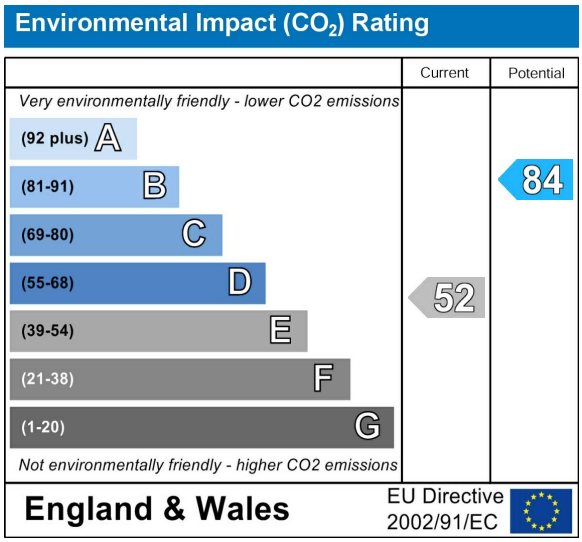
Approx. 28.5 sq. metres (306.8 sq. feet)




Total area: approx. 89.9 sq. metres (967.5 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.

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