



Total area: approx. 88.8 sq. metres (956.1 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.



3 Poplar Avenue, Horwich, Bolton, Lancashire, BL6 6HZ

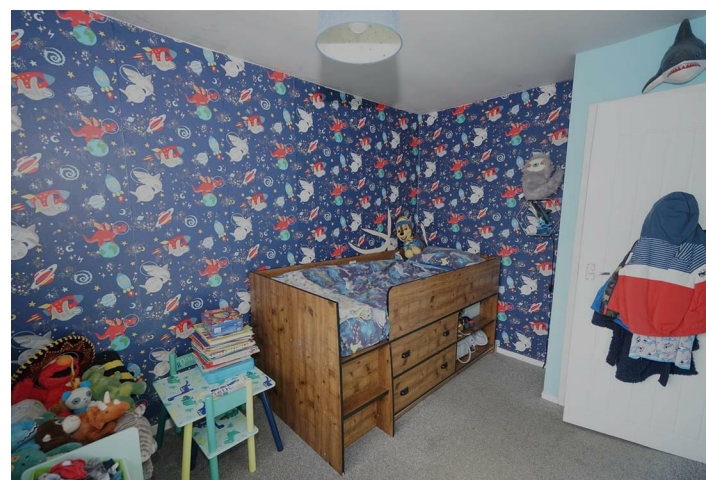
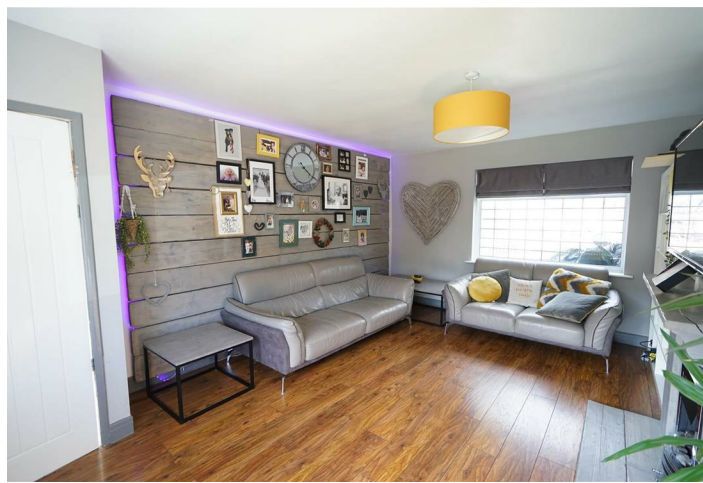
Deceptively spacious three bedroom plus loft room semi detached. The property offers excellent accommodation with generous reception rooms, two double bedrooms plus a single. bathroom with four piece suite. loft room makes an ideal office or playroom. Outside there are open plan gardens to front and rear along with off road parking for 2 cars. Viewing essential

Offers In The Region Of £190,000

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	86

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	65





Ideally located for access to local amenities, sought after local schools and transport links for road and rail. The property offers excellent family accommodation with potential for expansion should the need arise. Currently the property comprises :- Hallway, lounge, dining kitchen. To the first floor there are three bedrooms (2 double one single) bathroom with 4 piece suite. useful loft room accessed via bedroom 3 give a superb space for a play room or office. Outside to the front is a block paved double width driveway, artificial lawned area. To the rear there is a large patio area leading to a raised decking and lawn. Viewing is essential to appreciate all that is on offer.

Hallway
Double radiator, stairs to first floor landing, door to:

Lounge
16'4" x 12'2" (4.97m x 3.70m)
UPVC double glazed leded window to rear, uPVC double glazed window to front, coal effect gas fire with timber surround, radiator, laminate flooring, Feature wood panelled wall.

Kitchen/Diner
16'4" x 11'5" (4.97m x 3.48m)
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, laminate flooring, wall mounted gas combination boiler serving heating system and domestic hot water,

door, double glazed side door to garden.

Landing
Door to:

Bedroom 2
10'5" x 8'3" (3.17m x 2.52m)
Window to front, built-in double wardrobe(s), radiator, double door, door to:

Bedroom 1
10'1" x 12'2" (3.07m x 3.72m)
UPVC double glazed window to front, bedroom suite with a range of wardrobes comprising three fitted wardrobes with part mirrored sliding doors, hanging rails and shelving, Storage cupboard, radiator, door to:

Bedroom 3
5'11" x 13'3" (1.80m x 4.04m)
UPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, stairs, door to:



Bathroom
Fitted with four piece modern white suite comprising deep panelled bath, pedestal wash hand basin and tiled shower enclosure with electric shower over, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, tiled flooring.

Loft Room
8'7" x 22'11" (2.61m x 6.99m)
UPVC double glazed window to side, electric radiator, sloping ceiling, access to eaves space.

Outside
Open plan front garden, fencing to sides, double width block paved to the front with car parking space for two cars with artificial lawned area.

Rear garden, enclosed by timber fencing to rear and sides, side gated access, large paved sun patio timber, decking area with lawned area, outside cold water tap.