



45 Evergreen Avenue, Horwich, Bolton, Greater Manchester, BL6 5GQ

Price £159,995

- 3 Double Bedrooms
- Fitted Kitchen
- Corner Plot Gardens
- PVCu Double Glazing
- Separate Dining Room
- Two Parking Spaces



Entrance Hall

Radiator, wood block vinyl flooring, carpeted stairs to first floor landing, double door to:

Dining Room 9'5" x 11'6" (2.87 x 3.5)

PVCu double glazed window to front, double radiator.

Fitted Kitchen 8'3" x 11'11" (2.52 x 3.62)

Fitted with a matching range of modern base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, four ring gas hob with extractor hood over, radiator, wood block vinyl flooring, PVCu french doors to garden, door to:

Separate WC

Fitted with two piece suite comprising, pedestal wash hand basin with tiled splashback, low-level WC and extractor fan, radiator, wood block vinyl flooring.

Landing

Window to rear, stairs to second floor.

Bedroom 2 8'7" x 11'11" (2.62 x 3.63)

PVCu double glazed window to rear, radiator.

Lounge 15'2" x 11'6" (4.62 x 3.51)

Double Doors, PVCu double glazed window to front, two radiators

Landing

PVCu double glazed window to rear, built-in airing cupboard housing, hot water tank, slatted shelving, radiator, access to loft with partial boarding, door to.

Master Bedroom 9'2" x 15'6" (2.79 x 4.72)

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with hanging rails and shelving, further two fitted single wardrobes, fitted matching dressing table, bedside cabinets and drawers, radiator, door to:

Shower Room

Fitted with three piece white suite comprising tiled shower cubicle with power shower over, corner pedestal wash hand basin with tiled splashbacks, low-level WC and extractor fan, shaver point, PVCu frosted double glazed window to front, radiator.



Family Bathroom

Fitted with three piece modern white suite comprising panelled bath with power shower over and with glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, extractor fan, shaver point, radiator.

Bedroom 3 8'10" x 8'2" (2.69 x 2.49)

PVCu double glazed window to rear, radiator.

Outside

Front and side garden with lawned area, paved path leading to front entrance door and flower and shrub borders beds, enclosed by brick wall and fencing to front and sides, car parking space for two cars. Enclosed by timber fencing to rear and sides, small paved patio timber, decking and area with lawned area and flower and shrub borders beds, gated access.



