REDMAN CASEY ESTATE AGENTS

55 Lever Park Avenue, Horwich, Bolton, Lancashire, BL6 7LQ

Asking Price £295,000

A traditional semi detached residence positioned on Lever Park Avenue resting on a considerable plot and offered with no onward chain comprising; hall, open plan lounge diner, kitchen and integral garage. On the upper level there are three bedrooms and a three piece bathroom suite. External there are tiered extensive garden and patio areas and a small stream running through. Early viewing is an absolute must to fully appreciate the potential and plot the property rests on.

- Three Bedrooms
- Considerable Plot
- Sought After Spot
- No Chain
- Garage & Drive
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Lever park Avenue, a much sought after spot and set within easy reach to local country walks including Rivington Pike. This traditional semi detached home is offered with no onward chain and comprises; hall. open plan lounge & dining area, fitted kitchen and integral garage. On the upper level there are three bedrooms and a three piece bathroom. Externally to the front a driveway and garden and to the rear extensive tiered garden and patio areas with a small stream running through. The village centre of Horwich is to hand along with Middlebrook retail park, local schooling and transport and commuting links to Manchester and beyond. Internal and external viewing is highly recommended to fully appreciate the house & gardens and would suit a growing family looking for a long term family home to put their own stamp on.

Hallway
Door to lounge/diner. window to front, stairs rise to upper level.

Lounge/Diner 18'10" x 26'1" (5.74m x 7.95m)
Open plan lounge diner with bay window to front elevation, door to rear patio, window to rear, power points, door to kitchen, window to side aspect, feature fireplace.

Kitchen 10'9" x 8'6" (3.27m x 2.59m)
fitted kitchen with a range of wall and base units with contrasting work surfaces, power points, inset sink, space for cooker, space for cooker, window to rear, door leads to garage.

Garage
Integral garage with up and over door to front, window to rear, door to rear, fitted base units with inset sink.

Landing
Stairs rise to upper level, doors lead to further accommodation, window to front elevation

Bedroom 1 10'1" x 14'1" (3.08m x 4.29m)
Good sized double room with a range of fitted wardrobes providing storage and hanging space, power points, window to rear overlooking gardens.

Bedroom 2 10'1" x 11'8" (3.07m x 3.56m)
Access off the landing to bedroom two with cupboard housing hot and cold water tank, power points, window to rear overlooking the rear gardens.

Bedroom 3 6'6" x 10'11" (1.99m x 3.33m)
Situated to the front aspect with window overlooking Lever Park Avenue, fitted wardrobes, power points.

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Bathroom
Three piece with low level W.C., panelled bath, pedestal mounted vanity wash basin, frosted window, partial tiled elevations.

Outside
To the front a driveway with adjacent laid lawn with soil borders and seasonal planted foliage.

To the rear an exceptional and impressive plot offering scope and versatility. There is a patio section with a soil bedded area and lawned section with block paving to one side and mature seasonal plants and foliage on the other side, the gardens step down further with patio and garden areas where there is a greenhouse and small bridge crossing a stream to a further lawned area at the bottom of the garden. The rear plot is not directly overlooked form the rear and is also lined with mature trees and shrubs.

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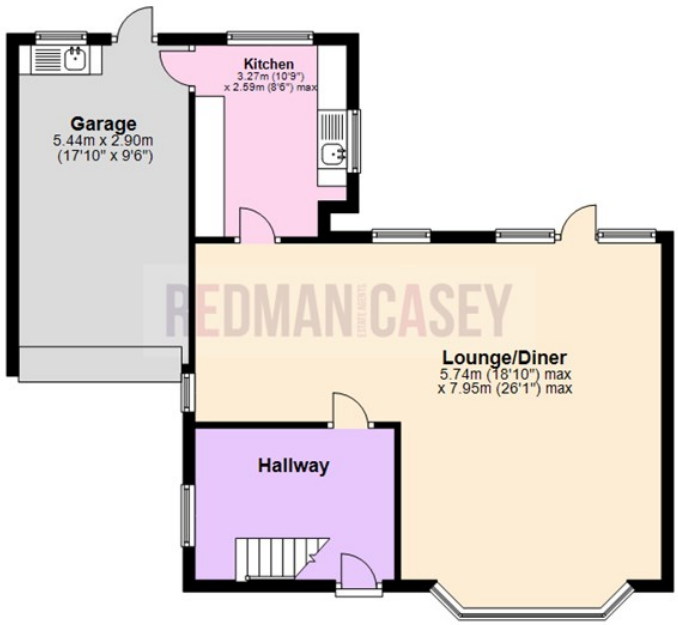
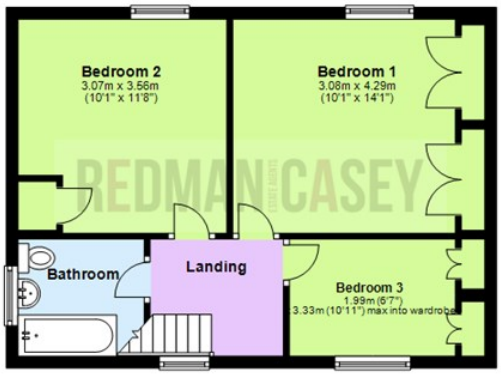
Ground Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



Total area: approx. 100.2 sq. metres (1078.8 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
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 CO2 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 CO2 emissions		
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