REDMAN CASEY ESTATE AGENTS

4 Makinson Avenue, Horwich, Bolton, Lancashire, BL6 6NA

Offers In The Region Of £175,000

3 bedroom family home offering excellent accommodation with space for extending should the need arise, ideally located for access to local amenities, shops sought after schools and transport links make this a property not to be missed. Gas central heated and double glazed gardens to front side and rear with parking for 3 - 4 cars . Viewing advised

- 3 Bedroom Semi Detached
- Double Glazed
- No Chain
- Council Tax Band A
- Lounge, Kitchen & Utility
- Gas Central Heated
- EPC Rtating C

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Ideally located for sought after local schools, shops and transport links for road and rail to Manchester Preston and beyond. The property offers excellent accommodation with potential for expansion to the side should the need arise. Currently the property comprises :- Hallway, lounge, kitchen ad utility room . To the first floor there are three generous bedrooms and bathroom fitted with a white three piece suite. Outside there are large front and side gardens with off road parking for 3-4 cars to the rear there is a private garden with patio and decking, pond and lawned areas, viewing is essential to appreciate the size and space on offer.

Entrance Hall
Radiator, stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 11'9" x 11'10" (3.58m x 3.60m)
UPVC double glazed window to rear, radiator, Porcelain tiled flooring.

Kitchen 11'11" x 11'5" (3.62m x 3.48m)
Fitted with a matching range of white base and eye level units with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, electric point for cooker, uPVC double glazed window to front, built-in storage cupboard, radiator, laminate flooring, open plan to:

Utility 5'6" x 8'6" (1.68m x 2.59m)
Space for fridge/freezer and tumble dryer, uPVC double glazed window to rear, laminate flooring, door.

Landing
UPVC double glazed window to front, door to:

Bedroom 1 9'10" x 13'1" (2.99m x 4.00m)
UPVC double glazed window to rear, two built-in wardrobes with hanging rails and shelving, built-in boiler cupboard, housing wall mounted gas combination boiler, radiator, door to:

Bedroom 2 11'0" x 7'2" (3.35m x 2.18m)
UPVC double glazed window to rear, radiator.

Bedroom 3 7'7" x 10'3" (2.31m x 3.12m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over and folding glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, uPVC frosted double glazed window to side.

Outside

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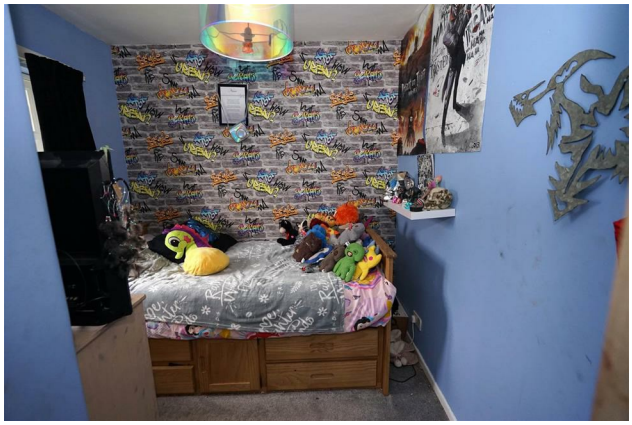
Front and side garden, driveway to the side with car parking space for three cars with lawned area and mature flower and shrub borders, enclosed by timber fencing to front and sides, brick paved pathway leading to front entrance door, gated access.
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio timber decking area with lawned area and mature flower and shrub borders, ornamental pond with waterfall feature, timber garden shed, brick paved pathway.



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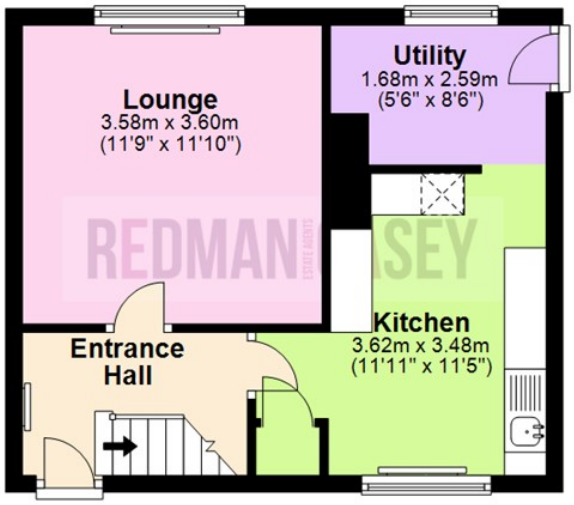
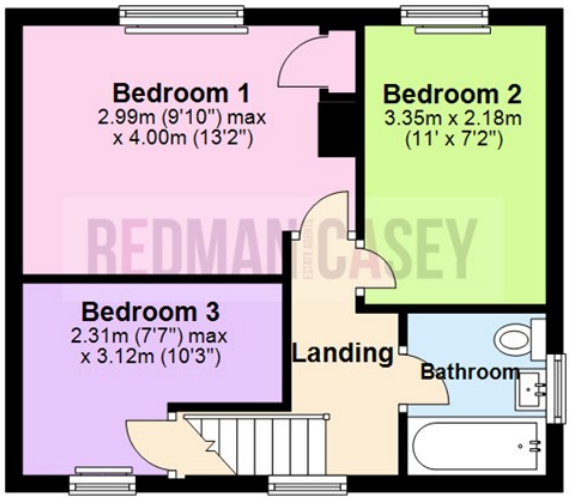
Ground Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



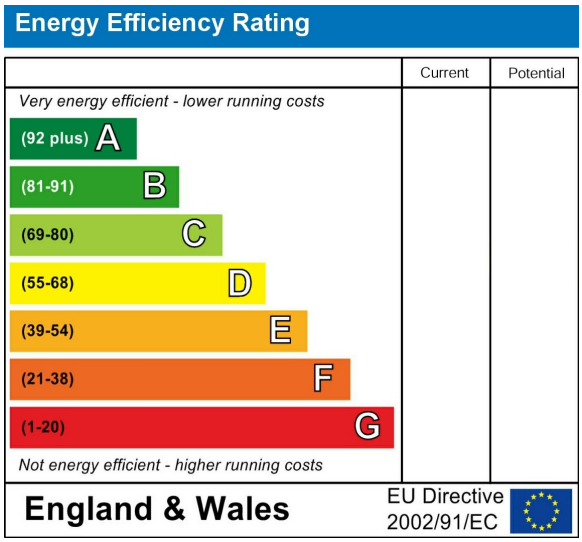
First Floor

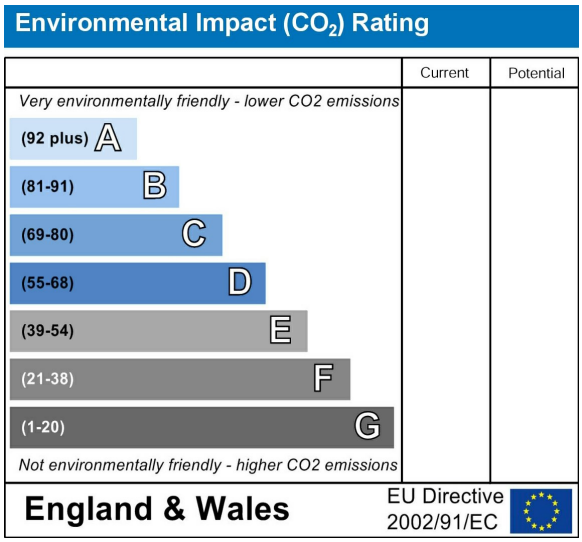
Approx. 34.1 sq. metres (367.1 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 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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