

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



## Offers In The Region Of £180,000

Superbly presented and improved three bedroom semi detached house, ideally located for access to amenities, Middlebrook retail park, schools and transport networks make this a property not to be missed. Spacious living accommodation and generous bedrooms, fitted modern kitchen and bathroom, gardens with decking and balcony. Viewing essential.

- Superbly Presented
- Three Bedrooms
- Modern Fitted Kitchen
- EPC Rating E
- Three Receptions
- Large Garden
- Viewing Essential



Positioned on Makinson Avenue, Horwich this semi detached residence offered in a modern contemporary fashion in good decorative order throughout and briefly comprising, hall, lounge, dining area, sitting room & fitted kitchen. On the upper level a landing provides access to three exceptional and well proportioned bedrooms with bathroom and separate W.C. the property rests on good plot with gardens overlooks greenery to the front. To the rear the property benefits from an open aspect garden with lawn and decking areas, raised decked balcony. The property also benefits from having gas central heating and double glazing throughout and is set within easy reach to regarded schools, amenities, the village centre of Horwich, Middlebrook retail park and good commuting links with motorways, train station and bus routes. Early viewing is highly recommended to fully appreciate the accommodation on offer.

### **Entrance Hall**

UPVC frosted double glazed window to side, radiator, carpeted stairs to first floor landing, Composite double glazed entrance door, open plan to Dining Area, door to:

### **Lounge 13'8" x 13'3" (4.17m x 4.03m)**

UPVC double glazed bay window to front, feature living flame effect electric fireplace set in chimney breast, double radiator, coving to ceiling.

### **Dining Area 8'2" x 5'10" (2.49m x 1.78m)**

Sealed unit double glazed window to rear, open plan, open plan to:

### **Sitting Room 11'11" x 13'4" (3.63m x 4.06m)**

Two windows to rear, ornamental feature fireplace with cast-iron stove with glass door in chimney, double radiator, laminate flooring, uPVC double glazed french doors with matching side panels to garden, door to:

### **Kitchen 11'10" x 5'5" (3.61m x 1.64m)**

Fitted with a matching range of base and eye level units with underlighting, drawers and contrasting worktop space, wine rack, china Belfast sink unit with swan neck mixer tap and tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC frosted double glazed window to front, radiator, uPVC double glazed entrance door, door to:

### **Cupboard**

Built-in under-stairs storage cupboard with electricity meter.

### **Landing**

UPVC frosted double glazed window to side, access to loft space, door to:

### **Bedroom 1 12'0" x 11'11" (3.66m x 3.63m)**

UPVC double glazed window to front, radiator.

### **Bedroom 2 11'11" x 11'11" (3.63m x 3.63m)**

UPVC double glazed window to rear with views over Horwich and beyond, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with full-length mirrored doors, radiator.

### **Bedroom 3 8'9" x 7'5" (2.66m x 2.26m)**

UPVC double glazed window to front, radiator.

### **Bathroom**

Fitted with two piece white suite comprising deep panelled bath with electric shower over and glass screen and pedestal wash hand basin with mixer tap, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

### **WC**

UPVC frosted double glazed window to side, fitted with low-level WC.

### **Outside**



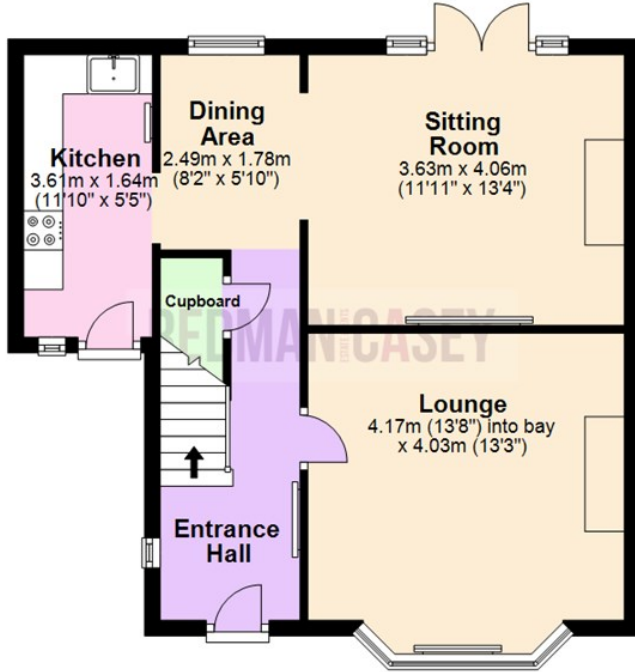
Front garden, enclosed by timber fencing and hedge to front and sides, paved pathway leading to front entrance with artificial lawned area and gravelled borders.

Rear garden, enclosed by timber fencing to rear and sides with large timber decking area, lawned area and mature gravelled shrub borders, timber garden shed, outside cold water tap, raised timber balcony, brick built bbq area.



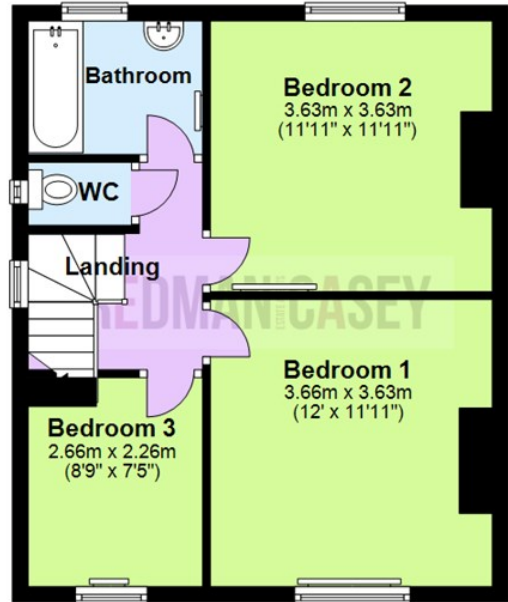
### Ground Floor

Approx. 50.1 sq. metres (539.3 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 93.8 sq. metres (1009.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

