



**7 Beaumont Ave, Horwich, Bolton, Greater Manchester, BL6 7BQ**

**Price £144,995**

- 3 Bedrooms
- PVCu Double Glazing
- Large Gardens
- 3 Receptions
- Integral Garage
- Driveway



## Porch

PVCu frosted double glazed window to front and side, tiled flooring, double door to:

## Entrance Hall

Built-in under-stairs storage cupboard, radiator, stairs, door to:

## Lounge 12'7" x 13'1" (3.83 x 3.98)

Double glazed window to front, fitted gas fire, radiator, open plan to:

## Dining Room 9'3" x 9'9" (2.82 x 2.97)

Radiator, double glazed patio door, door to:

## Kitchen 9'5" x 9'9" (2.86 x 2.97)

Double glazed window to rear, radiator, folding door to Storage cupboard.

## Family Room 9'9" x 8'11" (2.97 x 2.72)

Double glazed window to rear, radiator, wall mounted gas boiler serving heating system and domestic hot water, PVCu double glazed door to garden, double door to Storage cupboard, door to:

## WC

Frosted double glazed window to rear, two piece coloured suite comprising, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, radiator.

Storage cupboard.

## Garage

Up and over door.

## Landing

Double glazed window to side, airing cupboard housing, factory lagged hot water tank, slatted shelving, door.

## Bedroom 1 10'5" x 12'10" (3.18 x 3.91)

Double glazed window to front, three built-in double wardrobes with hanging rails, overhead storage, cupboard and drawers, radiator.

## Bedroom 2 9'3" x 10'0" (2.82 x 3.05)

Double glazed window to rear, two built-in double wardrobes with hanging rails and shelving, radiator.

## Bathroom

Three piece white suite comprising panelled bath, pedestal wash hand basin and tiled shower cubicle with shower over, half height ceramic tiling to all walls, heated towel rail, frosted window to rear.

## WC

Frosted double glazed window to rear, radiator.



**Bedroom 3 8'4" x 9'3" (2.54 x 2.82)**

Double glazed window to front, built-in over-stairs wardrobe(s), radiator.

**Outside**

Front garden, paved driveway to the front leading to garage, enclosed by brick wall to front and side with lawned area and flower and shrub borders. Enclosed by brick wall and timber fencing to rear and sides, large paved sun patio, paved paths with lawned area and well stocked mature flower and shrub borders beds, security lighting.



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>		
(55-68) <b>D</b>		
(39-54) <b>E</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>		
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